App B IX 9

Previous References
nil 22-44-2

194 (Municipal

File No 192-44
Serial Nos 8

Later References
nil 192-44-(11, 12)
LR Dep 685/50
PoL 59-51(1-4)
~~PoL 59~~
PoL 129-51(1)

GENERAL AND REVENUE SECRETARIAT

Serial Nos

Part B for June 1945

SUBJECT

Bamboo Bazaar Fire accident-

passes orders on the recommendation of the Committee constituted in connection with the _____ in Bangalore on 23rd March 4

To The Municipal Commr Bangalore City
" Deputy Commr Bangalore Dist
" Comptroller to Government
" Chief Conservator of Forests
" Engineer Officer Trust Board
L 120.74-8, dated 14-6-45

ML 192-44. 6610/L (3)

1/1 To The Members of the Committee
No L 9804-11 Dy 31-3-45

Sanctions the constitution of a Committee and requests to forward the report of the Committee within a week

Letter no M63-4054/44-45 Dy 7-4-45 from the Dy/Comm and chairman Enquiry Committee, Bangalore, stating that the report would be ready for being submitted to Govt by the end of this week.

Subd for perusal The receipt of the report of the Committee will be awaited

The D C has also been reminded on the time for the early submission of the report

Law secy 10/4/45

10/4/45

11/4/45

2/ The D C has also orally reminded to furnish the report by the end of the week

11-4-45

3/ 12/4

12-4-45

CHIEF MINISTER
LAW
4213
11 4 45

(4) 66105 6784/L

Letter No C4054/44-45 Dt 16-4-45 from the Dy/Commr, Bangalore City and President Bamboo Bazaar Incidents Enquiry Committee forwarding the report of the Committee

4) The Committee appointed in Government Order dated 31st March 1945 in connection with the recent Bamboo Bazar fire accident, have submitted their report. The report is unanimous in all respects except for a dissenting note by Mr Y Ramaswami in regard to the temporary location of the Bamboo Bazaar on the Talbagh Road and the terms on which the sites may be granted to the Bamboo traders in that place.

2" 5) A statement showing the terms of reference and the recommendations of the Committee and the Secretariat notes is put up for orders.

6) The Committee have made out a strong case for the location of the Bamboo Bazaar as a temporary measur on the garden land west of the Talbagh Road and to the South of the Municipal Storm Water drain, as this area can be ~~connected~~ easily reached by having an approach-road from the Talbagh Road and from the Bangalore Hosur Road. A water main can also be laid easily to this place. 12 acres (Now) are proposed to be acquired at a cost of Rs.4,000/- per acre and laid out into sites according to the plan furnished by the Government Architect. A sum of Rs.60,000/- will have to be provided for the acquisition charges including the Statutory allowance at 15%. This amount will have to be provided by the Government.

7) The next proposal of the Committee is to construct buildings and to lease them out to the traders for a temporary period of 5 years on a reasonable rate of rents, the construction is to be undertaken by

WD 02139—GPB—20 000 -26 2 45

Government and the cost of the scheme is estimated at Rs.6/- lakhs. If this proposal is approved, the provision of Rs.6/- lakhs will have to be ~~provided~~ made in the State Budget for 1944-45 ~~1945-46~~

8) The Municipal Council may, as recommended by the Committee, frame suitable bye-laws for the purpose of licensing the Bamboo Trade The draft rules proposed by the Government Architect may be sent to the Municipal Commissioner for necessary action The Municipal Council may also employ the necessary special Staff for the supervision of the area and securing compliance with the rules Grant of a special loan of Rs.5000/- to each of the traders, who have lost their all on the same terms and conditions as to security, interest and repayment as in the case of takavi loans is recommended & ~~for~~ the case of poorer traders, the loan may be granted, free of interest

9) In order to rehabilitate the business, it is recommended that the Forest Department may be asked, on a certificate to be issued by the Deputy Commissioner, to supply from the nearest depot or place of availability, bamboos and timber to the merchants at 75% of the Depot rates as a concession, subject to a maximum of 500 c ft of timber and 10 cart loads of bamboo This is for orders

10) The Railway Department has also to be requested to provide the required number of waggons for hauling the quota allotted to the merchants on a certificate issued by the District Forest Officer No gratuitous

relief is recommended or is necessary on the cases mentioned

The report is submitted for perusal and orders

8 x 12
17/4/45

Law Secy) for
17/4/45

11) The recommendations of the committee are reasonable It may however be considered whether the suggestion of Mr Ramaswamy may not be accepted provided the land required in the proposed Embankment and can be taken possession of immediately Temporary encroachments and likely to become permanent

Chn
17-4-45
for

Munro RDO
Diwan

5 16 pm on 17.4.45

12) There are various points here for discussion It seems to me that no useful purpose would be served by spinning the notes The report is substantially sound throughout except where the members recommend

WD 02139—GPB—20 000—26 2 45

that the Site near Lal Bagh
NS should be only a temporary
abode for about five years
& thereafter the trade to be
moved to the new Industrial
Suburb. This will work well
in practice this subject discussed
unfavorably at a meeting of the Council
preferably on Sunday the 15th
as further delay is likely to
receive adverse notice from
the public

DS
13/5
Dewan)

(3) The Chief Secy may please
this in the Agenda - I am sending to
each of the Ministers a summary of
the recommendations of the Committee

MM
Chief Secy) 14/5 CB
WP
14/5/45

(9)

Subject

Report of the Committee appointed by Govt to ascertain what relief could be provided to persons who suffered on account of the recent fire in the Bamboo Bazaar and to report what steps are necessary to prevent recurrence of such accidents in future

OPINION OF THE COUNCIL

(Considered in Council
Spot inspected on morng of
16th)

1(a) The file is submitted.

Min R & L) WO 17/5/45

1) on the morning of 16 & 4 5, the Dewan, the Secretary to Govt, the M C, Bangalore, the Govt Architect and the Supdt Engr of the I T inspected some of the sites mentioned in the Committee's report, discussed various alternatives and came to certain tangible conclusions. The subject was discussed the same A N at a meeting of the Council of Ministers. It has been unanimously agreed that the bamboo bazaar should be shifted from its present site as it is highly vulnerable to fire. A site certain site on the Nagasandra Rd in the new industrial suburban area were inspected

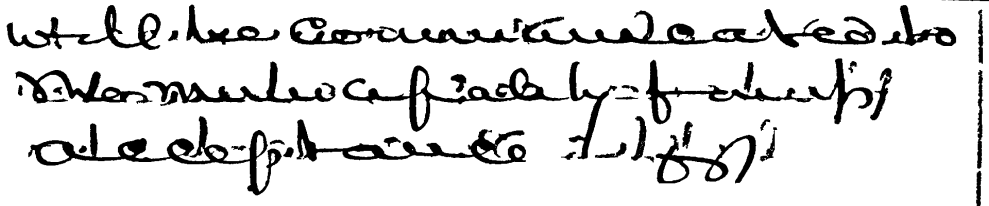
and (2) such as Army no practical solu
though they may prove eligible in the
distant future the open site east of Bal
Bagh Rd and South of the Municipal Gar
is about the best all things considered
It is fairly well removed from residential
areas, central (if the city is to be
both taken into account) and accessible
as most of the bamboo comes from
Hosur & Mysore Sides the Govt should
acquire the site & provide the necessary
circumenities such as roads, water,
drainage & lighting the cost of acqui
is estimated at Rs 50,000 and the cost of
the amenities should not exceed
Rs 1,50,000 It was decided that the Govt
should bear the total cost of Rs 2 lakhs
the site should be demarcated into
about 100 plots, each plot being
enclosed by a Compound wall atleast
12 ft high, with five gates but each
~~bloc~~ enclosure of blocks of
enclosures in each enclosure
a bungalow for transaction of business
and a shed for storing valuable
timbers are to be provided. The cost
of the Compound walls, trenches, sheds

and such other amenities & ethiciated at Rs 4 lakhs those works have to be undertaken by the municipality and if the municipality has no funds Govt will be prepared to sanction a loan not exceeding Rs four lakhs at 3 per cent interest, repayable in fifteen years If the municipality has not the staff to carry out the works expeditiously the Trust Board will be asked to take up the works & complete them on behalf of the municipality provided the municipality agrees to the scheme If the municipality agrees to the scheme the ~~proprietorship~~ ownership of the land will be vested in it & it can develop the new bamboo market into a remunerative, at any rate, a municipal enterprise The Council agreed to the scheme After the Dewan has seen the ~~works~~ minute, a note will be submitted to H H. After the appl of H H is obtd, the scheme

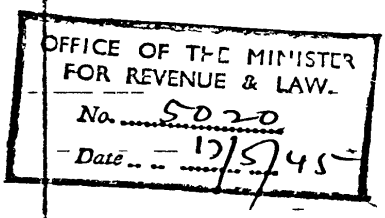
WD 0726—GPB—20 000—10 9 44

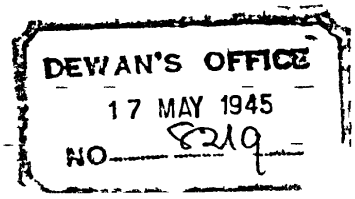
C F 69]

Continuation Sheet (12) File No / Current No of Page



(Dewan)





(13)

Extract from the Proceedings of the Seventy Second *Meeting of the*

Council of Ministers held at Bangalore on 15th & 16th May *1945*

SUBJECT:--

Report of the Committee appointed by Government in connection with the recent fire accident in the Bamboo Bazaar in Bangalore City

OPINION OF THE COUNCIL

16/

( ) The Bamboo Bazaar should be shifted from its present site as it is highly vulnerable to fire.

(2) The new Bamboo Bazaar may be located in the open site east of Lal-bagh road and south of the Municipal drain

(3) The Government should acquire the site and provide the necessary amenities such as road, water, drainage and lighting at a total estimated cost of Rs. 2 lakhs.

(4) The site should be demarcated into plots and necessary structures constructed with provision for fire gaps between each enclosure or blocks of enclosures. This work which is estimated to cost about Rs 4 lakhs may be undertaken by the City Municipality If the Municipality has no funds, Government will be prepared to sanction to the City Municipality a loan of Rs 4 lakhs at 3 % interest repayable in 15 years.

(5) If the City Municipality has not the staff to carry out the works expeditiously, the Trust Board will be asked to take up the works and complete them on behalf of the Municipality provided the Municipality agrees to the scheme

"EXTRACT" (6) If the City Municipality agrees to the scheme, the ownership of the land may be vested in it and the Municipality will also be required to frame suitable byelaws and to enforce them, for the better regulation of the trade in the new site.

Chief Secretary

WO

Extract from the Proceedings of the Seventy Second *Meeting of the*

Council of Ministers held at Bangalore on 15th and 16th May *1945*

(7) Special loans may be granted in deserving cases, not exceeding R. 5,000/- in any single case, on terms and conditions more or less similar to Takavi loans.

(8) In the case of those who have lost more than 75 per cent of their stock in trade, timber other than teak not exceeding 300 Cft., and bamboos not exceeding 10 cart loads may be granted at concession rates i.e., at 75 % of the forest depot rate.

(Sd) N MADHAVA RAU

Dewan of Mysore.

17/ Note With reference to clause (6) of the Resolution, the Minister for Food & Civil Supplies has suggested as under -

"I believe it was also understood that the site and and buildings will continue to be Municipal property which the Municipality cannot alienate without approval of Government This might be made clear in the final communication to the Municipality"

Law Sec^y
Wcamp

WD
18/5/45

"EXTRACT"

Chief Secretary to Government

19/ 18/5/45
Sent with a DO N

18/

Ans
21-5-45
D + N please attach
21 5 45

C I 69]

Continuation Sheet

File No / Current No 6784 (1 of) Page

20) Draft final note is submitted for consideration

Law dept sd/- 22/8/45

21) Submitted

sd/- 22-8-45

22) Signed & returned (2 copies) Hand delivered

sd/- 26/8/45

23) D S N Submitted Dewan's sd/- 26/8/45

Law dept on case file returned directly to Dewan's Office sd/- 26/8/45

CHIEF MINISTER FOR REVENUE & LAW
No. 5331
Date 25.8.45

DEWAN'S OFFICE
25 AUG 45
No. 5128

Terms of the Committee	Recommendations of the Committee	Secretariat Orders Notes
1. Whether it is necessary to shift the Bamboo Bazaar from its present site	The Committee are unanimously of opinion that it is very necessary to shift the Bamboo Bazaar to a well less vulnerable spot	This opinion may be accepted for
2 If it is considered necessary to shift the Bamboo Bazaar, to which place or places it can be shifted	The industrial suburb on the Nagadi Road is suggested for the permanent location of the Bamboo Bazaar. Temporarily the Bazaar may be shifted to the site to the East of Lalbagh and South of the Municipal Storm Water drain, where the Government may provide necessary layout and construct buildings and lease them out on favourable terms to the merchants for a period of 5 years in the first instance.	The temporary location of the Bazaar as suggested may be approved and necessary further action taken to acquire the lands & lay it out into plots for
3 Whether it is necessary to distinguish between wholesale and retail trade and if it is considered necessary, which places can be allotted for the wholesale trade and which for retail trade.	The Committee are not in favour of making any distinction between the wholesale and retail trade, both types of business being permitted to be carried on in the temporary location of the Bamboo Bazaar until it is shifted permanently to the Industrial suburb on the Nagadi Road.	This opinion may be accepted for
4 ~~5~~ Whether it is considered necessary to distinguish between wholesale trade or not, what conditions if any, should be imposed for the transaction of the trade in the new site or sites and to what extent the business and trade in the new site or sites should be regulated and controlled by the Municipality	The Committee consider it very necessary to regulate the conduct of business in the New Bamboo Bazaar and this may be done by a system of licensing, the Municipal Council being asked to frame a set of necessary bye-laws under the City Municipalities Act on the lines of the draft bye-laws proposed by the Government Architect and to secure compliance with the rules through the special staff to be appointed for the purpose.	The above cases may be addressed for taking necessary action in the matter according to the opinion of the Committee for

1	2
6 What immediate measures of relief are necessary particularly by Government	As the poor families in the said colony, whose sheds have been burnt down, have been afforded help in several ways by the Municipal Council, no recommendation is made in their cases In the case of traders of the Bamboo Bazaar, the grant of Special loans to those who have lost their all upto a maximum limit of Rs.5000/- on the same terms and conditions as Takavi Loans is recommended. They are also recommended to be helped to replenish their stock in trade by supplying them timber and bamboo at a concession rate from the Forest Department subject to the maximum quantity suggested, the necessary wagon facility being provided by the Railway Department.

These recommendations are for orders

Final Note by the Minister for Revenue and Law

Subject— Fire accident in the Bamboo Bazar, Bangalore City.

24)

On the afternoon of 23rd March 1945, a fire accident occurred in the Bamboo Bazar, Bangalore City. It was reported that this accident resulted in considerable loss to the dealers in bamboo In order to ascertain what relief should be provided forthwith and what steps were necessary to prevent a recurrence of
B such accidents in future, a small committee of suitable officials and non-officials was constituted, with appropriate terms of reference, with the Deputy Commissioner, Bangalore, as its President to go into the question thoroughly and make its recommendations to Government.

C The Committee has reported that the fire accident referred to, is the third of a series of fires occurring almost consecutively in the same locality, that the extent of damage caused on the two previous occasions - 7th July 1942 and 11th February 1944 - was estimated at Rs.39,500/- and Rs.55,000/- respectively while the fire of March last is the biggest, causing a total damage of about Rs.20 2 lakhs, of which the value of the buildings is estimated at Rupees Two lakhs and that of the stock-in-trade at Rs 18 lakhs It is also reported that sixty-two persons carrying on business have been affected, of whom fifty four have lost whatever they had in the shops, while nearly 50 families of the poorest class are rendered homeless.

The main recommendations of the Committee are -

(1) to shift the present Bamboo Bazar to a less vulnerable area

(2) to locate the Bamboo Bazar permanently in the Industrial suburb on the Magadi Road and shift it temporarily to the site to the east of the Lalbagh Road and south of the Municipal Drain

(3) to regulate the conduct of business in the new Bamboo Bazar by a systematic grant of licenses, bye-laws being

D-1

(F N —contn)

framed by the Municipal Council for the purpose

and (4) to grant special loans up to Rs 5,000/- each to the traders who have suffered from the fire accident subject to certain conditions

On the morning of the 16th May 1945, the Dewan and I accompanied by the Municipal Commissioner, the Government Architect and the Special Engineer of the Improvement Trust, inspected some of the sites indicated in the Committee's report, discussed various alternatives and came to certain rough conclusions The question was then considered in Council the same afternoon and the following opinion was recorded :-

(1) The Bamboo Bazar should be shifted from its present site as it is highly vulnerable to fire:

(2) The new Bamboo Bazar may be located in the open site east of Lal-bagh road and south of the Municipal drain

(3) The Government should acquire the site and provide the necessary amenities such as roads, water, drainage and lighting at a total estimated cost of Rs 2 lakhs

(4) The site should be demarcated into plots and necessary structures constructed with provision for fire gaps between each enclosure or blocks of enclosures This work which is estimated to cost about Rs. 4 lakhs may be undertaken by the City Municipality If the Municipality has no funds, Government will be prepared to sanction to the City Municipality a loan of Rs 4 lakhs at 3 per cent interest, repayable in fifteen years

(5) If the City Municipality has not the staff to carry out the works expeditiously, the Trust Board will be asked to take up the works and complete them on behalf of the Municipality provided the Municipality agrees to the scheme:

(6) If the City Municipality agrees to the scheme, the ownership of the land may be vested in it and the Municipality will also be required to frame suitable bye-laws and to enforce them, for the better regulation of the trade in the new site

(7) Special loans may be granted in deserving cases, not exceeding Rs 5,000/- in any single case, on terms and conditions more or less similar to Takavi loans:

and(8) In the case of those who have lost more than 75 per cent of their stock in trade, timber other than teak not exceeding 300 Cubic feet, and bamboos not exceeding ten cart-loads may be granted at concession rates i e , at 75 per cent of the Forest Depot rate

With reference to clause (6) of the Resolution of the Council, the Minister for Food and Civil Supplies has suggested as

(Contd).

as follows -

" I believe it was also understood that the site and the buildings will continue to be Municipal property which the Municipality cannot alienate without approval of Government This might be made clear in the final communication to the Municipality."

If the Municipality accepts the scheme as contemplated by Government at present, the structures will have to be put up by the Municipality The Municipality will be informed that it cannot alienate or convert to some other purpose the site without the permission of the Government As regards the structures, no such condition can be imposed, as under the scheme the Government are not providing them

There is also no objection to the continuance of the Bamboo Bazar in the new site for some years to come.

I solicit the gracious approval of His Highness to the scheme as proposed

MINISTER FOR REVENUE & LAW

Bangalore,
26th May 1945

Submitted to His Highness

25) I submit herewith a Final Note by the Minister for Revenue and Law on the subject of the fire accident in the Bamboo Bazaar, Bangalore City, for the gracious approval of His Highness

D E W A N

Bangalore,

26th May 1945

Record of Cases submitted for the Orders of His Highness the Maharaja

Subject

Fire accident in the Bamboo Bazaar, Bangalore City

898

26/

Order

30/5/'45

Chief S...
9/5/45

5/6/45

General and Revenue
Secretariat

e937

SUBJFCT —

Fire accident in the Bamboo Bazaar Bangalo City

(*)

14 All urgent or confidential files returned with His Highness orders may in the absence of instructions or indications to the contrary be ordinarily circulated to the Ministers for perusal after the issue of orders

6 The Secretaries concerned should see that orders in the cases referred to above are issued at once and that the files are returned immediately after to the Chief Secretary for circulation to the Ministers

17 In all other cases the files will first be circulated to the Ministers at Headquarters and then sent to the Secretariat concerned for the issue of orders

27/ Circulated to Council of Ministers for perusal of His Highness orders before/after issue of orders (*Vide* Rules 14 16 and 17 of the Subsidiary Rules of the Mysore Government Business Rules) (*)

Devaraj Urs
Chief Secretary to Government
5/6/45

Through the Secretary to Government

Law Department

Minister for Revenue and Law (Seen)

Minister for Public Works and Industries
28/6

Minister for Local Self Govt and Public Health
27/6

Minister for Food and Civil Supplies
25/6

Minister 30/6/45

Law Secy
27/6

27) Issue & circulate
6-6-45

27) Send with a dispatch
7/6

9551/26/6

10457/28/6

8752/22645

114/30/6/45

NOTE —Contn sheet

WD 02270—GBP—500—3 4 45

3/7/45
3-7-45

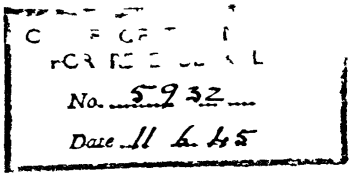
A draft G.O. is submitted for approval

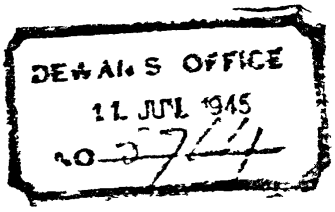
Lawrence) 9/6/45

For Penal

in

G.H.Q.





Revised draft G.O.

may issue after approval by Hon'ble Defence Member 10/6

11/6

Issued at 5.45 p.m.

14/6/45

Mem

12/6/45

Com 12-6-45

Issue at once

Lawrence

Com 3962

Draft + Para put up

May be communicated after perusal by H. Secy

14/6 14/6

(H. Secy) 14 6

16/6

Issued

A.P.

19/6

For further action as desired

(C.B.) 19 6 45

12.

20

The Municipal Comm

" D e Barcabe

" Comptroller

" Chief Conservator of Forests

" Executive Officer C I T Board

L 12074-8 Ml 192-44-8, d 14-6-45-

passes orders on the recommendations of the Special Committee appointed in connection with the fire accident in Bamboo Bazar, Barcabe, on 23-3-45 and calls for the opinion of the City Municipal Council

Sus A

REPLY

(To be written on this margin)

OFFICE OF THE
MINISTER FOR REVENUE AND LAW

(1)

NOTE

Dated 31st March *194* 5

ML 192-44-1 No L9804-11 Dy 31-3-45

The recent fire in the Bamboo Bazar is not an isolated instance of its kind and is reported to have caused more damage than a similar occurrence in the past In order to ascertain what relief should be provided forthwith and what steps are necessary to prevent a recurrence of such accidents in future, the Government appoint the following Committee with terms of reference as under, for consideration and report preferably in one week -

(1) The Deputy Commissioner, Bangalore, - President

(2) Mr M A Gopalswamy Iyengar, the Municipal President, Bangalore

(3) The Municipal Commissioner, Bangalore

(4) " Government Architect

(5) " Special Engineer Officer of the Improvement Trust

(6) Mr C N Narasinga Rao, Ex-President of the City Municipal Council

(7) " A R Basith

(8) " Jaffer Khan

The Committee may examine, inspect and report on -

(i) What immediate measures of relief, if any, are necessary, particularly to be undertaken by Government

(ii) whether it is necessary to shift the Bamboo Bazar from its present site

iii) If it is considered necessary to shift the Bamboo Bazar, to which place or places it can be shifted

(iv) whether it is necessary to distinguish between retail and whole-sale trade and if it is considered necessary, which places can be allotted for the retail-trade and which for the whole-sale trade

(v) whether it is considered necessary to distinguish between retail and whole-sale trade or not, what conditions if any, should be imposed for the transaction of the trade in the new site or sites

(vi) To what extent the business and trade in the new site or sites should be regulated or controlled by the Municipality

The Deputy Commissioner, Bangalore, will be the Convenor and President of the Committee and he is requested to arrange for the sittings of the Committee almost immediately and report not later than one week, so that the Government may proceed to take prompt action

31/3

Draft for as approved by the Law Secy may issue above

31-3-45

31/3

PROCEEDINGS OF THE GOVERNMENT OF HIS HIGHNESS
THE MAHARAJA OF MYSORE

ORDER NO L9804-11/Rel92-44-1

DATED, BANGALORE, THE 31ST MARCH 1945.

The recent fire in the Bamboo Bazaar is not an isolated instance of its kind and is reported to have caused more damage than a similar occurrence in the past. In order to ascertain what relief should be provided forthwith and what steps are necessary to prevent a recurr of such accidents in future, the Government are pleased to appoint the following Committee with terms of reference as under, for consideration and report preferably in one week --

1. The Deputy Commissioner, Bangalore. President
2. Mr. M.A. Gopalswamy Iyengar, ~~the~~ Municipal President, Bangalore.
3. The Municipal Commissioner, Bangalore.
4. The Government Architect.
5. The Special Engineer Officer of the Improvement Trust.
6. Mr. C.N. Narasinga Rao, Ex-President of the City Municipal Council
7. Najm-Ut-Ujjar A.R.A Basith, Esq., Hardware Merchant, Bangalore.
8. Mr. C.M. Jaffer Khan, Timber Merchant, Bangalore City

2. The Committee may examine, inspect and report on --

(i) What immediate measures of relief, if any, are necessary, particularly to be undertaken by Government,

(ii) whether it is necessary to shift the Bamboo Bazaar from its present site;

(iii) if it is considered necessary to shift the Bamboo Bazaar, to which places it can be shifted;

(iv) whether it is necessary to distinguish between retail and whole-sale trade and if it is considered necessary, which places can be allotted for the retail-trade and which for the whole-sale trade;

(v) whether it is considered necessary to distinguish between retail and whole-sale trade or not, what conditions if any, should be imposed for the transaction of the trade in the new site or sites

and(vi) to what extent the business and trade in the new site or sites should be regulated or controlled by the Municipality.

~~The Deputy Commissioner, Bangalore, will be the Convener and~~

The President is requested to arrange for the sittings of the Committee ~~should~~ meet immediately and report not later than one week, so that th Government may proceed to take prompt action.

FOR SECRETARY TO GOVERNMENT,
LAW DEPARTMENT.

THE MEMBERS OF THE COMMITTEE.

L/10.

PH 192-44-7

6610

Office of the Deputy Commissioner,
Bangalore District,
Dated, Bangalore, 9th April 1945

From

[illegible] B.O., M.Sc., B.A.,
Deputy Commissioner and Chairman,
Enquiry Committee
Bangalore District

To

[illegible] M.Sc., B.A., B.L.,
Legal Remembrancer & Secretary to Government,
Law Department, BANGALORE.

Sir,

With reference to Government Order No. M 9304-11/M 192-44-1 dated 31st March 1945 constituting a Committee in connection with the recent fire in the Bamboo Bazaar and calling for a report preferably within a week I have the honour to state for the information of Government that so far three meetings of the Committee were held and the alternative sites for the Bamboo Bazaar have been inspected and officers connected with fire brigades of the C & M station and City were examined The Committee will meet again at 2 P.M. tomorrow to come to final decision on the several questions before it and a further meeting has to be held to consider and approve the draft report It will therefore not be possible to send the Report of the Committee within a week and I expect the Report to be ready for submission to Government by the end of this week

I have the honour to be,
Sir,
Your most obedient servant,

N Mallappa
Deputy Commissioner &
Chairman, Enquiry Committee

GOVT & P I S C,
1 A P 5
L S C BRANCH
6784

IMMEDIATE & CONFIDENTIAL
No C 4054/44-45
Encl Report etc

Office of the Deputy Commissioner
Bangalore District
Dated, Bangalore, 16th April 45

From

N Madhava Rao, Esq , B A ,
Deputy Commissioner, Bangalore District
& President, Bamboo Bazaar Fire Accident
Enquiry Committee

To

C Narayanaswaminaidu, Esq , B A , B L ,
Legal Remembrancer and Secretary to Government
Law Department, Bangalore.

16 4 45

S i r,

Adverting to Government Order No L 9804-11/M1 192-44-1 dated 31st March 1945 constituting a Committee in connection with the recent Bamboo Bazaar Fire Accident with certain terms of reference, I have the honour to forward in duplicate, the Report of the Committee and its enclosures together with a dissenting note by Mr I Ramaswami for the consideration of Government

2 The Committee met six times as per details noted in the margin They toured the affected area and

3-4-1945	Preliminary meeting
4-4-1945	Inspection of the affected area and alternative sites suggested for the location of the Bamboo Bazaar
5-4-1945	Discussions
9-4-1945	Examination of Messrs S Narayana Rao, Robinson, N V Babu Reddy and C N Shama Rao
10-4-1945 } 11-4-1945 }	Discussions
14-4-1945	Adoption of the Draft Report
16-4-1945	Signing the Report

inspected the alternative sites suggested for the location of the Bamboo Bazaar on 4-4-1945 The following gentlemen were examined by the Committee on 9-4-1945

Messrs
1 S Narayana Rao
2 M Robinson
3 C N Shama Rao
4 N V Babu Reddy

I have the honour to be,
S i r,
Your most obedient servant,
N Madhava Rao
Deputy Commr , & President,
Enquiry Committee

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5 Draft bye-laws prepared by Dr Koegnigsberger in 1944

6 Mr Y Ramaswami's plan of fire-proof structures

7 Note by Mr C N Shama Rao on the construction of an independent main

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R E P O R T

of the

BAMBOO BAZAAR FIRE ACCIDENT ENQUIRY COMMITTEE.

16th APRIL 1945

REPORT OF THE COMMITTEE ON THE BAMBOO BAZAAR FIRE-ACCIDENT

At the very outset it was considered necessary to gather as much information as possible regarding the nature and extent of the damage caused by the fire as well as details of the business normally carried on in the Bamboo Bazaar to serve as a background for the discussions To supplement the information to be obtained as above from the Municipal, Police and Revenue Agencies, Messrs Jaffer Khan and Basith, members of the Committee, kindly undertook to ascertain the particulars on the above points independently and to make them available to the Committee We felt that the persons affected should also have an opportunity to state their case individually and to put it before the Committee and to this end a questionnaire was drafted and sent out to them We made a tour of the affected area on 4-4-45 to see for ourselves the extent of damage done and to understand the difficulties of the sufferers on the spot In the above ways, we were able to get a fairly accurate picture of the situation and to gather at first hand the relevant facts

Flag A

2 The fire that broke out in the Bamboo Bazaar in the afternoon of 23rd March 1945 is the third of a series of fires occurring almost consecutively in the same locality The first two occurred on 7-7-42 and 11-2-44 respectively though these were of a far less intensity and the destruction caused was much less extensive than in the case of the one which happened on 23-3-45 The extent of damage caused on the two previous occasions was estimated at Rs 39,500/- and Rs 55,000/- respectively The present fire is

considered to be the biggest conflagration that has occurred in Bangalore City within living memory Sixty two persons carrying on business in the locality are ascertained to have been affected* of whom 54 are stated to have lost whatever they had in the shops Besides this, a flying splinter seems to have set fire to 41 thatched huts behind the Bazaar rendering nearly 50 families of the poorest class homeless The total built area gutted is ascertained to be 5,148 square yards and the number of buildings burnt down completely 39 Of these, 12 are understood to be owned by merchants doing business on their own premises and the rest to belong to others who had rented them out to the remaining traders in the bamboo bazaar on payment of rent The total damage according to the persons affected is about Rs 20 2 lakhs of which the value of the buildings is estimated at Rs 2 lakhs and that of the stock-in-trade at Rs 18,00000/- We have had no means of verifying the above figures but there is no doubt that considering the nature and dimensions of the buildings destroyed and the high price of timber etc , burnt down, the actual loss sustained must be considerable It is ascertained that none of these buildings had been insured against fire and that the buildings are so badly damaged by the fire that it would be necessary to pull them down completely It was lucky that there was no loss of life and that the fire was prevented from spreading into the adjoining area consisting of business and thickly populated residential blocks

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* The number of persons affected according to the Police report is 69, whereas the number according to the Municipal Commissioner is 62 and that furnished by Messrs Jaffer Khan and Basith is 54 The figures furnished by the Municipality after detailed verification are adopted

3 Having regard to the recurrence of such disastrous fires in the locality and the great danger to the City in allowing business in such highly inflamable articles to be carried on right in the heart of it we came to the conclusion at the very first meeting of the Committee that it was very necessary and desirable to shift the bamboo bazaar to a less objectionable spot Though logically speaking the question of affording immediate relief to the sufferers should have been the first point for consideration the main problem as envisaged by us was the selection of a suitable site or sites to which the bamboo bazaar may be shifted This problem engaged our attention for a greater portion of our time since we felt that a satisfactory situation to it was in a sense the crux of the bigger questions of rehabilitation and reconstruction which in our opinion constituted the main task of the Committee The very first suggestion to be made in this connection was by Mr I Ramaswami that the bazaar may be rebuilt in the existing place, the business being permitted to be carried on in fire-proof structures according to the plan furnished by him which is enclosed to the Report The plan was scrutinized by us and it was considered that though the idea of fire-proof buildings was sound the cost of each such unit viz , Rs 13,500/- would be far beyond the means of most of the persons sought to be helped, besides the dimensions of the units proposed being too small and their cost too much for the kind of business carried on in the bamboo bazaar, apart from the difficulty in enforcing the condition that all the stock-in-trade is stored inside the buildings The main objection to the suggested retention of the bamboo bazaar in the existing place was that even after fire-proof buildings are

Plan B

Mr Ramaswami's Proposition to be shown

constructed the danger of fire would still remain and that in view of the bitter experience of three consecutive fires the suggestion was not acceptable in the interests not only of the safety of the City in general but also of the traders themselves Even if the suggestion was accepted it would be difficult to fit in the new lay-out into the present site, the area available being insufficient for the total number of buildings required with the necessary safety margin for fire-breaks, roads etc It should also be remembered that even in the existing bamboo bazaar all the open space in front of the shops and a good portion of the wide road between the rows of buildings had been taken up for storing bamboos and even so the bazaar was highly congested On the ground of congestion alone, we shoud recommend the shifting of the bazaar to a more suitable locality Mr Y Ramaswami's suggestion also involves the acquisition of the sites from their present owners and regranting the same to them according to the new lay-out which, leads to complications and would delay considerably the rehabilitation of business Another consideration was the need to relieve the congestion in the business quarters of the City like Chikpet, Dodpet etc , the present site of the bamboo bazaar being in our opinion the most suitable site to which the overflow of business in the heart of the City could be diverted The present site of the bamboo bazaar has acquired an added value and importance from the business point of view owing to the development of the Narasimharaja Road into a centre of wholesale transactions in all kinds of commodities and [redacted] the opening of the Jayachamarajendra Road It is therefore better suited in every way to serve as a wholesale mart for more valuable commodities like cloth, heavy machinery etc , than

to continue as a market for the kind of business done in the bamboo bazaar A scheme of remodelling the existing bamboo bazaar on the above lines would thus be in the larger interests of the City and would at the same time benefit the present owners of the sites It also fits in with the plan for the acquisition and formation of the adjoining garden lands into a residential colony which is now under the consideration of the Municipality More than all, the bamboo bazaar is a constant source of danger to the entire neighbourhood in the very nature of the business carried on in it e are therefore firmly opposed in the larger interests of the City to the suggestion to continue the bamboo bazaar at the existing place and consider it urgently necessary to shift it to a safer locality

1/Existing site ultimately unsuitable

4 The next question would be then to which place the bamboo bazaar could be shifted Three sites were suggested by Mr Jaffer Khan, speaking on behalf of the business interests of the bamboo bazaar, viz , (1) Sampangi tank bed, (2) Garden land situated betweer the Lalbagh and Mission roads and to the east of the Jayachamarajendra Road and (3) Garden land to the east of the Lalbagh road and south of the Municipal storm water drain Mr C N Narasinga Rao proposed the garden land in the atchkat of the Sampangi tank and stated that the bamboo bazaar may be shifted to that place temporarily now to enable business being carried on until it could be removed permanently to the place to be selected for it in the Industrial Suburb on the Magadi road Mr Y Ramaswami suggested the shifting of the bamboo bazaar permanently to the level land in the upper reaches of the Agrahar Hosahalli tank bed

between the Magadi road and the Bangalore-Mysore Railway line With a view to ascertain the suitability or otherwise of these five sites we decided to inspect all of them Accordingly on 4-4-45 we inspected the sites and also the one at the 4th mile on the Bangalore--Magadi road reserved as timber yard and bamboo bazaar in the lay-out of the Industrial suburb Dr Koegnigsberger and Mr Y Ramaswami were requested to give a plan of each of these sites and a note as to their relative merits. In a joint note prepared by Dr Koegnigsberger and Mr Y Ramaswami and circulated to us (copy enclosed to this Report) it is stated that it is difficult to find a site free from objection for the bamboo bazaar in its present form and they have therefore recommended an alternative solution viz , that each trader in the bamboo bazaar be given two sites, a small one as a retail shop in the City and a bigger one as a storage yard outside the City on the Magadi road, the retail shops being dispersed in six different parts of the City as indicated in the note and the entire wholesale business and storage being concentrated on the site in the Magadi road We have examined the scheme at some length and considered its implications from the point of view of the interests of the traders as well as of the City generally While subscribing to the excellence of the plan as an ideal, we had to consider the practical difficulties and objections to it from the point of view not only of the cost involved but also the possib repercussions by its adoption on the business In the first place assuming that 70 such units of 40'x20' with a small office room of 20' x 10' each, are requir to accommodate all the traders in the bamboo bazaar the cost of the new lay-out according to the plan,

Flag C
Suggestion of Dr Koegnigsberger and Mr Y Ramaswami

inclusive of the cost of acquisition, drainage, lighting etc , would be in the neighbourhood of Rs 7,00,000/- in respect of six blocks of retail shops in the City alone, the cost of acquisition of 44 acres and lay-out of the open yards outside the City being another two lakhs of rupees The cost to each trader would on this basis be Rs 12,000/- for a retail shop and Rs 2,000/- for a storage yard i e , Rs 14,000/- in all, not to speak of what he may have to spend on his own account The point for consideration was how many of the existing traders in the bamboo bazaar could afford this expenditure by way of capital On the word of Mr Jaffer Khan only 3 - 4 could put up the sum required which would be beyond the means of the large majority of the traders The next question was whether these persons could at least pay a minimum rent of Rs 40/- p m per shop on the basis of @ 4% on the capital cost, if the Government or the Municipality were to undertake the construction of the buildings and lease them out It was pointed to us that at present as many as about 57 persons doing business in the bamboo bazaar were tenants paying rents varying from Rs 5/- to Rs 10/-p m and that most of them could not possibly pay so high a rent as Rs 40/- It was thus clear that from the point of view of the traders, particularly the large number of poorer persons who are to be helped, the proposition was not acceptable Another point arising in this connection was the difficulty of securing sufficient extent of land in each locality in the City at a reasonable price It was considered rather difficult to secure the required extent of land in the City without either interfering with the needs of the residential or reserved areas or paying an unduly high price for land The question of dispersal of the business in the different parts of the City is further complicated by consideration

such as (a) the impossibility of retaining the retail character of business as it would insensibly develop into wholesale one in no time, (b) the legal difficulty of preventing alienations, (c) the delicacy involved in an equitable allocation of traders to different localities, as all of them would prefer to go to the most remunerative site, (d) the inconvenience to the traders in replenishing stocks from the storage yards every time over long distances and (e) the resulting congestion of traffic over the roads in the City Such an arrangement would also tend to discriminate against the small trader who would have to pay a higher rent and has also go to a less remunerative locality perhaps The solution suggested by Dr Koegnigsberger that such traders may be weeded out and compensated, if necessary, to enable them to take to some other business would instead of helping them, which is the intention, put them into a worse position than before The suggestion did not therefore commend itself to us as the resulting alignment of the business would tilt the balance against the poorer trader whom it is the object of this Committee to set on his feet While we generally subscribe to the principle that business in bamboo etc , should if carried on in the City be conducted in fire-proof structures and that stocking of such inflammable materials in open yards be permitted only outside the City all that is necessary now for our present purpose is to select a site fairly free from fire risk and well outside the residential area which is however not too far from the present place of business to be not acceptable to the traders We think that no useful purpose would be served by insisting upon dispersal of the business in view also of there being only about 70 such traders at present and the fact that bamboo and sawn timber are not articles

essential point

of daily use The removal of the entire business to a slighly more remote locality could hardly cause any serious inconvenience to the public Nor does it seem to us essential at this stage to make any distinction between wholesale and retail business or to allot separate localities for each of them The plan of dispersal of the retail business in the City and making provision for wholesale business outside the City is not acceptable to the traders and is in our opinion not immediately feasible On a careful consideration of all the circumstances we have come to the conclusion, which is in a sense a compromise, that the solution to the problem lies in two parts, viz a permanent location for the bamboo bazaar which may be decided upon now but the actual removal of the bamboo bazaar to which may be effected when the proposed Industrial Suburb progresses sufficiently far and in the meantime to shift the bazaar to one of the locations proposed, affording the merchants all immediate facilities required for carrying on the business in the new site and taking all reasonable precautions against the risk of fire Accordingly the question for our consideration was which of the five sites proposed would be the best for locating the bamboo bazaar temporarily We have calculated the requirements of the business both as to the extent of land required to accommodate all the existing traders and the size of the sites and units suitable to their needs It is admitted on all hands that the size of the present sites in the bamboo bazaar is very small It would therefore in our opinion be necessary to provide substantially bigger sites in the new place On the most liberal calculation the total extent required for the bazaar would be about 12 acres making provisions for

roads, fire-breaks between blocks of buildings and also for a 50 feet road running all round with a belt of half a furlong open space beyond it Such an area would, we feel, be sufficient for all practical purposes for the present, since it is nearly four times the extent occupied by the business in the bamboo bazaar In the light of this the relative merits of the 5 sites in question were considered Of the three sites suggested by Mr Jaffar Khan, the first viz , Sampangi tank bed is understood to have been earmarked for the Bangalore City Stadium and in view of its position between the City and the C & M Station and the surrounding area being devoted solely to recreational purposes it was considered not desirable to allow bamboo business in it The second site viz , the land between Lalbagh and Mission roads and to the east of Jayachamarajendra Road has, it is ascertained, been reserved for the construction of Government buildings and a Church In view of this and its proximity to residential areas of the City the site was ruled out of consideration The garden land in the atchkat of the Sampangi tank being situated between the City and C & M Station was open to the same objection as the Sampangy tank bed The site suggested by Mr Y Ramaswami in the bed of the Agrahar-Hosahalli tank was considered to be too far out to be thought of for the immediate shifting of the bazaar, it being ascertained that there was strong objections to it on this ground by the traders The site to which there was least objection was therefore the garden land to the east of the Lalbagh road and south of the Municipal storm water drain Dr Koegnigsberger was also of the opinion that this site was less objectionable than the others in view, Mr Y Ramaswami however not being

in favour of it on the ground of its proximity to the Lalbagh Road and also since this land along with others in the area had been reserved as an open belt and for conversion into park eventually according to the plan of improvements of the City This objection had no force as the location of the bamboo bazaar at this place as admittedly a short-term arrangement On a consideration of the relative merits of the five sites in question we think that the garden land to the west of the Lalbagh road and to the south of the Municipal storm water drain would be the best possible location for the bamboo bazaar and recommend that an approach road taking off from the Lalbagh road and one from the Bangalore-Hosur road be given to this place for the use of the bazaar We understand from the Executive Engineer, Water Supply Division, that a connection from the 15' main on the Lalbagh road could be given to this area if required It is also understood that these lands can be taken possession of at once if need be and that the cost of acquisition would be not more than Rs 4,000/- per acre inclusive of the compensation for wells We accordingly recommend that 12 acres of land in this locality be acquired by Government at once and laid out into sites according to a plan to be furnished by the Government Architect, leaving a margin of half a furlong from the Lalbagh road

Final Selection of Site by the Committee

5 The next point that came up for discussion was the terms on which the sites in the new Bazaar might be given to the merchants Mr Jaffar Khan speaking on behalf of the traders, suggested that the land be parcelled out into sites of convenient size and sold to the traders at cost price, furnishing a simple design of the buildings to be put up by them A suggestion was made for our

consideration that alternatively Government may acquire the land and form sites and lease them out to the merchants, the latter being allowed to put up temporary structures thereon at their own cost, on a promise of their being compensated for the full value of such structures at the termination of the lease Mr Jaffer Khan, on behalf of the merchants of the bamboo bazaar, was against the suggestion We have given the proposal our careful consideration but are unable to accept it not only in view of the objections raised on behalf of the traders by Mr Jaffar Khan but also for several other reasons viz , that it would be impossible to regulate the construction of buildings according to any plan if once the merchants are allowed to build for themselves, that it would not be worth while for the merchants, particularly the poorer among them to invest the money required to put up reasonably safe structures in view of the temporary nature of the arrangements, that the main object to help the small traders will not be achieved if they are obliged to incur a heavy capital expenditure in their present plight and that more than all it might take very long time for the traders to secure the necessary materials etc , and to put up the buildings whereby the rehabilitation of the business which is urgent will be considerably retarded Besides, the traders are not likely to be satisfied with a mere promise of compensation at the end of the lease period and such claims would be difficult to verify and settle in view of possible alienations during the period of lease On the other hand, we feel certain that under such an arrangement rather substantial and costly structures would be put up by the more well-to-do merchants whereby the shifting of the bazaar from the place at the end of the temporary period would become a matter of extreme

difficulty As this was intended to be only a temporary arrangement and it was not considered desirable to allow any vested interests to be created in the site we felt that the best that could be done would be for Government to construct the buildings according to a simple plan and lease them out to the traders for a temporary period, say 5 years, in the first instance, on a reasonable rent, which may, if necessary be levied on a progressive scale with the object of easing the burden to the poorer merchants in need of immediate relief We would support this arrangement not only with a view to prevent vested interests from springing up to the detriment of the other plans in contemplation in this locality but mainly as a measure of relief It would be enough if only temporary structures are put up, the materials used in their construction being such as could be salvaged at the end of the lease period to minimize the possible loss to Government We also recommend that the line of the buildings may be laid out North-South instead of East-West as a precaution against the risk of fire spreading with a certain amount of fire protection in the area as well as sufficient fire breaks between blocks of buildings As far as possible the stacking of bamboos horizontally instead of vertically should be insisted upon As regards the dimensions of sites we suggest that there may be two sizes, viz , 40' x 120' and 20' x 120' for the bigger and smaller traders respectively Similarly, the size of shop buildings may be 40' x 30' with an additional lean-to roof at the back of the larger buildings for storing timber with a uniform open space of 50 feet in front of every building for storing bamboo The area may be divided into blocks of not more than 4 units each with sufficient open space

between them The cost of the entire scheme is estimated at Rs 6,00,000/- and we suggest that the rent to be levied from the traders be fixed at Rs 20/- and Rs 10/- p m per unit for the bigger and smaller shops respectively but with an upper limit of 2½% on the capital cost in the case of persons who have suffered loss and in the case of others at Rs 30/- and Rs 15/- p m , this arrangement being in force for the first 5 years and the position being reexamined at the end of the period Mr Jaffar Khan however considered that 5 years was too short a period and suggested that the arrangement may be in force for a period of 10 years As in our opinion the rehabilitation of the business is an urgent matter it is suggested that the entire scheme be completed and the buildings made available within a period of 3 months In the meantime, we consider it very undesirable to permit trade in bamboo to be continued any longer in the present site of bamboo bazaar and recommend that the site selected for it be acquired immediately and taken possession of under the emergency provisions of the Land Acquisition Act, the same being made available to the merchants of the Bamboo Bazaar to enable them to resume business as early as possible

6 In the light of the foregoing discussions, the following propositions were formulated and considered by the Committee -

(1) That in the interest of the safety of the City, the Bamboo Bazaar be located in due course in Jodi Dasarahalli village in the new Industrial Suburb on the Magadi road as a permanent measure

(2) That as a temporary measure, an extent of 12 acres of land in the area to the east of the Lalbagh road and south of the Municipal storm water drain bounded on the south by the Sunkal Farm road and in the east by the new 100 feet road be acquired by Government and laid out into Bamboo Bazaar shop sites with the necessary provision for safety against the risk of fire

(3) That Government be moved to put up shop buildings on the sites mentioned in para 2 supra according to a plan to be furnished by the Government Architect and to lease them out to merchants on a monthly rental of Rs 20/- and Rs 10/- subject to the maximum of 2½% on the capital cost in the case of bigger and smaller shops respectively for a period of 5 years in the first instance

Provided that if the Industrial suburb should come into existence at any time during the time of the lease Government will be at liberty to terminate the lease and shift the Bamboo Bazaar to the Industrial Suburb

(4) That retail shops be put up in each division of the City by the Municipality according to the actual requirements of each Division and leased out, preference being given to the existing merchants of the Bamboo Bazaar

Proposition No 1 was unanimously accepted as the ultimate solution to the question of the site to which the Bamboo Bazaar may be shifted permanently

Proposition No 2 was accepted, Mr Y Ramaswami dissenting and prefering the site in the atchkat of the Sampangi tank

Proposition 3 with the proviso was accepted unanimously

As regards proposition 4, while this Committee was on principle in favour of the Municipality putting up retail shops for Bamboo business in the City, should the need for it arise, it was considered sufficient for the present to lay down that after the Bamboo Bazaar was shifted to the new site, sale of bamboos in any other place in the City should be forbidden but that this did not preclude the Municipal Council from constructing fire-proof shops for retail business in the City and leasing them out at any time if they chose to do so

7 The question whether it was necessary to distinguish between retail and wholesale business and what places should be allotted to each of them was considered We learn that in practice the merchants

are not making any such distinction, the number of dealers doing retail business exclusively being very small It seems rather difficult to draw the line between the two types of business as it is now run, since all the traders in this line both stock and sell the commodities, buying them at places like Denkanikota, Mysore, Shimoga etc , in large quantities It seems that until the Bamboo Bazaar is shifted to its permanent location outside the City, it would not be practicable to prevent both types of business being done in the same place When the entire business is shifted outside the City at the end of a limited period - say 5 years, Mr Gopalaswami Iyengar's scheme of retail shops controlled by the Municipality could be taken up and quantities in excess of the maximum capacity of the buildings to be built for the purpose being required to be stocked outside the City For the moment, we consider it not necessary to make any distinction between wholesale and retail business in the temporary site to which the Bamboo Bazaar is proposed to be shifted immediately, the dimensions of the site suggested by us being sufficiently large to ensure reasonably safe disposition of the stock and the bye-laws to be framed containing sufficient safeguards against indiscriminate stocking

8 As regards regulation of the business and control over it in the new Bamboo Bazaar area, we are of the opinion that control over the business is absolutely necessary in the interests of the safety of the area and the convenience of the public and accordingly recommend the adoption of a system of licensing the trade We suggest further that the Municipality be asked to frame suitable bye-laws for the purpose under the City Municipalities Act on the lines more or less of the draft rules proposed

proposed by Dr Koegnigsberger with such modifications as may be necessary We consider that with a view to a strict enforcement of these bye-laws, the Municipality should employ the necessary special staff under Inspectors for the supervision of the area and securing compliance with the rules

8 Coming now to the question what measures of immediate relief, if any, are necessary to be undertaken by Government, the same may be considered in two parts, viz , (i) Measures called for in the case of traders of the Bamboo Bazaar and (ii) Those required in the case of persons who were residing in thatched sheds behind the Bamboo Bazaar but have now been rendered homeless as a result of the fire Regarding the first category, our survey of the affected area and the data made available to us indicate that very heavy losses have been sustained by the merchants by the destruction (1) places of business (2) stock-in-trade, apart perhaps from the business loss on account of the suspension of trade The replies received from 62 sufferers to our questionnaire show that 8 of them are not affected and 12 are in need of no relief The assistance asked for by the remaining 42 persons may be classified as under (1) grant of free site (2) grant of loans (3) gift of money We have given our earnest consideration to their representations and consider that as regards the grant of free sites our recommendation elsewhere that Government may acquire lands in a convenient locality for the Bamboo Bazaar and let out shop buildings to merchants on very favourable terms and at a nominal rent almost, is by itself the best form of relief to the traders in their present predicament No further concessions are in our opinion called for Regarding the rehabilitation of business,

We recommend that the Forest Department be asked on a certificate to be issued by the Deputy Commissioner to supply from the nearest depot or place of availability bamboos and timber to such of the merchants of the bamboo bazaar who have lost their all at 75% of the depot rate as a concession subject to a maximum of 500 C ft of timber and 10 cart-loads of bamboo The Railway Department may be asked to provide the necessary number of waggons for hauling the quota allotted to the merchants as above on a certificate issued by the District Forest Officer

9 We recommend the grant of special loans to the traders who have lost their all on the same terms and conditions as to security, interest and repayment as in the case of Takavi loans subject to a maximum of Rs 5,000/- in each case In the case of poorer traders, the loan may perhaps be granted free of interest

10 Gratuitous payment of money to merchants is, in our opinion, neither desirable nor necessary in view of the several substantial concessions which we have recommended We therefore do not feel called upon to support the request Messrs Jaffar Khan and Basith urged that it was very necessary that traders who have lost their all and have no other resources should be helped by way of giving money grants of Rs 5,000/- each to enable them to restart their business

11 As regards relief to the poor families in the Shed colony which has been burnt down, we are informed that the Municipality has already afforded the necessary relief to the sufferers by way of issue of foodgrains, provision of temporary shelter and grants in cash and that no help from Government is necessary

In view of this we are not making any recommendations to Government The Municipal Commissioner, however, explained that the Municipality has under consideration a comprehensive scheme of housing the sufferers permanently in connection with which financial help from Government may be required As this is a matter entirely between the Municipal Council and Government and the question goes beyond the terms of reference to this Committee, we do not consider it necessary to make any recommendations regarding it In the course of our tour of the affected locality we observed that a number of families are still living in temporary huts-ments rigged up in the garden adjoining the previous site of the colony It struck us that apart from such colonies being a source of danger to the neighbourhood from a sanitary point of view the way in which the huts are put up renders the area liable to serious risk of fire and it is therefore, in our opinion, urgently necessary to remove them to the temporary place selected for their occupation by the Municipality where we are informed that 75 sheds have come up already and all the necessary facilities for putting up sheds have been provided

12 On the question of the prevention of a recurrence of such accidents in future, we have had the benefit of the advice of Mr S Narayana Rao, Inspector General of Police, Mr Robinson, Chief Officer in charge of the C & M Station Fire-Brigade, Mr N V Babu Reddy, District Superintendent of Police, P R P, , and Mr C N Shama Rao, Executive Engineer, Water Supply Division We feel that the acceptance of the several recommendations made by us viz , shifting the Bamboo Bazaar to a safer locality outside the residential area and less liable to fire risk, the framing of bye-laws for the control over business with

the necessary staff to enforce them, the method of laying out sites in the new Bamboo Bazaar area with provision for fire breaks and safety margins all round etc , would go a long way to prevent such occurrences in future and if even if unfortunately they should occur to limit the damage to particular block or blocks only Following the advice of Mr Robinson, we recommend the adoption of some form of what is known as "First aid fire-fighting" at each of the premises in the new Bamboo Bazaar making it compulsory under the bye-laws for every trader to maintain a minimum equipment for the purpose The Officers in charge of the City and C & M Station Fire Brigades have however assured us that the personnel and equipment of City Brigade are quite adequate to cope with any fire that may occur in the City provided sufficient supply of water is available We are advised that if the scheme of improvements to the existing water supply at a cost of 3½ lakhs of rupees worked out by the Executive Engineer, Water Supply Division, and pending sanction before Government is put into effect it would be of much help in combating possible fires in the City effectively Agreeing with the opinion of Mr S Narayana Rao we also strongly recommend the adoption of the scheme given by Mr C N Shama Rao for the construction of an independent main from the low level reservoir, at a cost of about Rs 4,00,000/- to be reserved exclusively for fire-fighting

13 The following is a summary of our recommendations on the terms of reference to this Committee -

1 Regarding the measures of relief to the poor families in the Shed colony whose huts have been burnt down no recommendation is made in view of the action already taken by the Municipality to afford

them help in several ays

In the case of the traders of the Bamboo Bazaar, we recommend the grant of special loans to those who have lost their all up to a maximum limit of Rs 5000/- on the same terms and conditions as Takavi loans and that they may be helped to replenish their stock-in-trade by supplying them timber and bamboo at a concessional rate from the Forest Department subject to the maximum quantity suggested, the necessary waggon facilities being provided by the Railway Department

2 We are unanimously of the opinion that it is very necessary to shift the Bamboo Bazaar to a less vulnerable spot

3 We suggest the Industrial suburb on the Magadi road as the permanent location of the Bamboo Bazaar but temporarily, we propose the shifting of the Bazaar to the site to the east of Lalbagh and south of the Municipal ~~set~~ storm water drain where the Government may provide the necessary lay-out and construct buildings and lease them out on favourable terms to the merchants for a period of 5 years in the first instance

4 We do not consider it necessary at present to make any distinction between the wholesale and retail business, both types of business being permitted to be carried on in the temporary location of the Bamboo Bazaar, until it is shifted permanently to the Industrial suburb on the Magadi road when the maximum quantity in excess may be required to be stocked outside the City

5 & 6 We consider it very necessary

to regulate the conduct of business in the new site of the bamboo bazaar and that this may be done by a system of licensing, the Municipality being asked to frame the necessary bye-laws under the City Municipalities' Act on the lines of the draft bye-laws proposed by Dr Koegnigsberger and to secure compliance with the rules through special staff to be appointed for the purpose

N Madhava Rao 15 4 45

M A Gopalaswamy Aiyangar 15/4/1945

Dr Koenigsberger 15/4/45

Kishore Das

Dr Basu

Signed Subject to my Note of dissent

Y Ramachandra Rao 16.4.45.

C R Narasimha Rao — 16.4.45.

C M Jafferkhan

NOTE OF DISSENT BY MR Y ALASWAMI

There is a fine sketch of garden and open lands between the Cubbon Park and Lalbagh which are generally level and low-lying Excepting isolated strips here and there the entire area cannot be sewered It is in a part of this region that is adjacent to the main Lalbagh road that the Bamboo Bazaar is now proposed to be located by the Committee In the joint Memorandum submitted to the Committee by the Government Architect and myself we have opposed the Committee's proposal on sanitary grounds I object to the proposal also for aesthetic consideration The shops will be an eye-sore on so important a road as the Lalbagh road

Further, the Committee's proposal to create temporary accommodation for a period of 5 to 10 years at a cost of six lakhs of rupees is, in my humble opinion, not sound On the expiration of these 5 or 10 years, which the Committee think is necessary for the development of the Industrial suburb along the Lagaal road It is not difficult to visualise the future situation The merchants will have neither a square yard of land nor a square feet of building of their own They are bound to clamour for their continuation in the temporary habitation or for further relief The Government having spent 6 lakhs of rupees on buildings that are to be scrapped will be faced with additional expenses

In my opinion, the problem referred to the Committee ~~[illegible]~~ admits of satisfactory solution in one of two ways According to the merchants themselves 42 persons pray for free sites for erecting their shops and a gift of Rs 5000/- each from the Government for re-habilitation of their business The total amount will thus be but Rs 2,60,000/- There is no reason why the Bamboo Bazaar cannot at once be shifted to the level ground in the Industrial suburb close to the Lagaal road The scheme is sanctioned and all facilities can be created in no time.

In the event of the merchants insisting on carrying on their business within the city, 42 fire-proof buildings can be built

built at a cost of 5 lakhs of rupees and let out at a small rate of rent The additional 20 shops are to be built by solvent merchants The position of these shops and provision of open yards in the Industrial area are explained in the Joint Memorandum I earnestly wish that one of the suggestions may please be accepted by Government

Sd/- Y Ramsayam

14-4-45

Copy

N MacNamara

Deputy Commissioner and
President, Bamboo bazaar Enquiry
Committee, Bangalore

Proceedings of the Meeting of the Committee appointed in connection with the Fire in Bamboo Bazaar

Present:-

1 M Madhav Rao, Esq, B A,
Deputy Commissioner, President
2 M A Gopalaswami Iyengar, Esq, M A, B L,
Municipal President.
3 A Subba Rao, Esq, B A,
Municipal Commissioner
4 Dr Koegnisberger, Government Architect
5 Y Ramaswami, Esq, B A,
Special Officer Engineer, City Improvement Trust
6 C N Narasinga Rao, Esq, B, B L,
Ex-Municipal President
7 Nagar-ut-tujjar R A Basith, Hardware Merchant
8 C M Jaffar Khan, Esq, President of the Timber Merchants' Association

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The Committee met at 4 P M on 3-4-45 in the District Office, Bangalore

1 The Government Order No M 9804-11/Mi 192-44-1 dated 31st March 45 appointing the Committee and fixing the terms of reference was read

(1) With regard to question of relief, it was thought that the cases of merchants and dealers whose buildings or stock in-trade have been destroyed by the fire and that of persons dwelling in the sheds which have been burnt down may be considered separately as regards persons in the first category it was considered that as accurate and complete information as possible may be gathered as follows:- and placed before the Committee

(a) General lay-out of the bamboo bazaar area with details of the number, dimensions and municipal assessment of the shops the nature of the construction and the estimated value of the buildings. (b) Names of the several owners doing business in the area, the places of their residence, the nature of business transacted together with information as to the number of wholesale and retail dealers and the extent and value of commoddities stocked in the several godowns normally (c) Details as to (i) the number of buildings and shops gutted (plinth area to be furnished with a sketch) (ii) the names of persons affected (iii) extent of loss sustained by the destruction of buildings and stock-in-trade either wholly or in part

The Municipal Commissioner kindly undertook to furnish all the information available in his office on the above points and the Deputy Commissioner said that he would make available the particulars obtained from the Revenue and Police Officers

Regarding the number of businessmen affected by the fire and the extent of their actual losses, Mr Basith, member of the Committee kindly agreed to collect details and furnish the same to the Committee Mr Jaffar Khan, member of the Committee kindly undertook to place before the Committee very early a complete list of businessmen in need of relief, their present financial position and if they have other sources of income etc, and to formulate the nature and extent of relief of which they stand in need.

With regard to the poorer classes living in the sheds who have been rendered homeless, the Municipal Commissioner was requested to appraise the Committee of the action taken so far and proposed to be taken immediately by the Municipality to relieve distress and also to furnish the comprehensive plan for housing them which the Municipality has in contemplation in directing the extent to which the Municipality would carry it out from their own resources and what assistance, if any is expected from Government

It was considered necessary for the Committee to visit the entire area affected by the fire and accordingly it was decided to inspect the place at 10 a m on 4-4-45

2 With regard to the question whether it is necessary to shift the Bamboo Bazaar from its present site, the consensus of opinion of the Committee members was that it is both necessary and desirable to shift it to a different locality, Mr Y Ramaswami, however, being of the opinion that the bamboo bazaar may be rebuilt at the existing place, the business being permitted to be carried on in fire-proof buildings according to the plan furnished by him Mr Jaffar Khan thought that the plan was too costly and that barring 3 or 4 persons the other dealers could not afford the expenditure involved in the construction of fire-proof structures. Mr Narasinga Rao suggested that the other persons in the business may be consulted also as to the feasibility of constructing fire-proof buildings Mr Y Ramaswami elaborated his proposal by advocating the adoption of his plan wherever the bamboo bazaar is located Mr K Subba Rao, Municipal Commissioner stated that Dr Koegnisberger had worked out a plan and set of rules for regulating business in the bamboo bazaar which would also have to be considered Mr Narasinga Rao while agreeing that the adoption of the new design may minimize the fire risk, doubted if on other considerations like requirements of the future expansion of the trade, relief of congestion, better traffic arrangements and the need for the extension of residential area in the city It would not be desirable in the larger interests of the public to shift the bamboo bazaar After some discussions of the pros and cons, it was tentatively agreed by the members of the Committee that the shifting of the bamboo bazaar was desirable Mr Y Ramaswami dissenting

3 The question to which place the Bamboo Bazaar can be shifted was next taken up and considered

Mr Jaffar Khan proposed the following alternative sites for consideration:-

(1) Sampangi Tank Bed, (2) Garden land situated between the Malbagh and Mission Roads and to the west of the Jayachamarajendra road, (3) Garden land to the east of the Malbagh road and south of the municipal storm water drain

Mr K Subba Rao, Municipal Commissioner pointed out that site No 1 may not become available in view of its being made into a Stadium at considerable expenditure and the reservation of the place for recreation and other purposes. Mr Jaffar Khan withdrew his suggestion so far as this site was concerned

Regarding site No 2 it was pointed out by Mr Y Ramaswami that the area had been reserved by Government and there is also a move for the construction of a Roman Catholic Church on a portion of it Mr Gopaleswami-Iyengar, Municipal President added that the Municipality had resolved to have a residential extension on this site for the poor and middle classes

3 Regarding site No 3, Mr Y Ramaswami stated that the land is not severable and that according to the general plan of improvement of the city the entire area is to be kept open and converted into a park

Mr Narasinga Rao suggested the garden land in the pocket of the Sampangi Tank No objection was taken to the site except that it was not severable Mr Narasinga Rao however thought that the site on the Magadi road could not be ruled out and had also to be considered- He proposed that if need be, the lands in the former site may be acquired and leased out to the traders of the bamboo bazaar temporarily to enable them to carry on the business until it could be shifted eventually to the site selected for it on the Magadi road He explained that this proposal has the advantage of providing the necessary facilities to the business immediately without involving any expenditure on the part of the merchants at this juncture when they have lost heavily and this itself would be a form of relief to them

Mr Y Ramaswami suggested the upper reach of Agrahar-Dasahalli Tank bed between the Magadi road and the Bangalore- Mysore railway line near the TB Hospital Mr K Subba Rao, Municipal Commissioner thought that this would be a good alternative to the site selected further on, on the Magadi road and may be considered. It was decided finally that all the five sites proposed as above may be inspected by the Committee before coming to a conclusion.

The meeting terminated at 6-30 p m and the next meeting was fixed up at 9-30 a m on 5-4-45

Sd/- N Madhava Rao
Deputy Commissioner & President
of the Enquiry Committee

Copy
N Madhava Rao

BAMBOO BAZAAR FIRE ACCIDENT ENQUIRY COMMITTEE

Questionaire

Question	Answer
1 Name	
2. Business address	
3 Residential address	
4 Since how long is he doing business in the Bamboo Bazaar .	
5 Area occupied (Length and width)..	
6 Whether owner or tenant	
7 Nature of business -	
(i) Materials he is dealing in	
(ii) Wholesale or retail	
8 Turn-over of normal business per year	
9 Capital invested	
10 Loss sustained on account of destruction of (i) Building, (ii) Stock in trade	
11 How he proposes to resume business	
12 Does he require any immediate relief and if so, the nature of the same	
13 Any other information he would like to furnish to the Committee	

NOTE -
All persons in the Bamboo Bazaar affected by the fire are requested to send answers duly signed to the above Questionnaire to the undersigned on or before the 7th April 1945

(sd) N Madhava Rao,
Deputy Commr , & President
of the Committee, B'lore

gvm/-100-

BAMBOO BAZAAR [illegible] T[illegible]

Question	Answer
1 Name	
2 Business address	
3 Residential address	
4 Since how long is he doing business in the Bamboo Bazaar	
5 Area occupied (length and width)	
6 Whether owner or tenant	
7 Nature of business - (i) What lines he is dealing in (ii) Wholesale or retail	
8 Turn-over of normal business per year	
9 Capital invested	
10 Loss sustained on account of destruction of (i) Building, (ii) Stock in trade; how he proposes to resume business	
12 Does he require any immediate relief and if so the nature of the same	
13 Any other information he would like to furnish to the Committee	

NOTE -

All persons in the Bamboo Bazaar affected by the fire are requested to send answers duly signed to the above Questionnaire to the undersigned on or before the 7th April 1945

(sd) [illegible] Prasada Rao,
Deputy Commr., & President
of the Committee, Bhore

gvm/-100-

Proceedings of the meeting of the Bamboo Bazaar Accidental Fire Enquiry Committee held on Thursday the 5th April 45

All the members were present

In considering the question what relief is to be given to the traders who have sustained loss on account of the fire, the President suggested the desirability of ascertaining the particulars of loss and the nature and extent of relief required in each case from the individuals concerned and to that end proposed that a questionnaire embodying the salient points be issued in the name of the Committee. The suggestion was accepted and a questionnaire in the following form was approved. At the suggestion of Mr K Subba Rao, Municipal Commissioner, it was decided to distribute the questionnaire through the courtesy of the Timber Merchants Association

2 Messrs Jaffer Khan and Basith, members of the Committee, who had kindly agreed to furnish detailed information as to the exact amount of loss sustained by each trader and businessman and to formulate the nature and extent of immediate relief required, stated that they were not yet ready with the information and promised to make them to the Committee in 3 days

3 With regard to the selection of the site to which the Bamboo Bazaar is to be shifted out of the five that were inspected by the Committee yesterday, Mr Koegnisberger felt that it would be helpful to have a sketch of each site and notes as regards general improvements if any, in these areas to decide upon the one best suited for the purpose. At the request of the Committee, Mr Koegnisberger and Mr Y Ramaswami agreed to kindly have plans for the sites prepared and put up at the next meeting of the Committee. Mr Koegnisberger considered that if the site to be selected is one within the city limits it would be desirable to insist upon the business carried on there in fire-proof structures

4 The question whether it is necessary to make any distinction between wholesale and retail trade was considered next. On this point messrs Jaffer Khan and Basith stated that as the business is now run no distinction is made between wholesale and retail trade, the number of persons carrying on retail ~~business~~ exclusively in the Bamboo Bazaar being negligible. The President pointed out that while this may be the practice at present, the question before the Committee is whether it is necessary to make any distinction between the two kinds of business in future. Mr K Subba Rao, municipal Commissioner stated that the reply to that question would depend upon the site to be finally selected for the Bamboo Bazaar and that if a site close to the present one is approved the question may not arise at all. ~~Mr Koegnisberger~~ Mr Koegnisberger raised a fresh point by asking if it may not be better after all for a big and growing city like Bangalore to have more than one Bamboo Bazaar in different parts of the city instead of concentrating all the business in any one place. Mr K Subba Rao observed that the issue now is only to which place the existing Bamboo Bazaar is to be shifted and that even if different locations are selected, the concentration of business in one place may still continue since all the merchants may prefer to do business in the place best suited for their purposes, unless of course compulsion is used which would lead to other complications. Mr Gopalaswamy Iyengar stated that the suggestion is really in the interest of the rate-payers and deserved consideration. Questioned as to how the traders would be likely to react to this arrangement, Mr Jaffer Khan said that they would have no objection provided no compulsion is used. After some discussion, it was considered that there being only 50 shops at present, it would be enough if all of them are located in one place now, the question of having more than one Bamboo Bazaar being considered later on, according to the future exigencies of business. Mr Jaffer Khan was of the opinion that if the Bamboo Bazaar was not to be shifted outside the city but is to be located within its limits it would be desirable to disperse it in 5 or 6 places. Mr Koegnisberger supported this. Mr Gonsales and Iyengar said that should the Bamboo Bazaar be shifted outside the city, it would be absolutely necessary to establish a number of retail shops in different parts of the city to meet the day to day requirements of the public and that in his opinion such shops should be run by the Municipal agency. It was decided that the ~~question~~ suggestion may be consi-

considered at the next meeting in connection with the selection of a site or sites to which the Bamboo Bazaar is to be shifted

5 Regarding the future regulation of business, Mr Gopalaswami Iyengar's suggestion that this should be done by a system of licensing was unanimously accepted At the suggestion of Mr K Subba Rao, it was agreed to circulate a copy of the draft rules worked out by Dr Koenigsberger in this connection to the members of the Committee

6 The question as to how the business is to be controlled and by whom was next discussed The point for consideration was whether the proper regulation of the business in the new place should be entrusted to the Municipality Dr Koenigsberger felt that it was better that supervisory work involving the enforcement of the rules is left to the Police instead of to elected Councils The President pointed out that regulation was not possible under the Police Act Mr Gopalaswami Iyengar was of the opinion that the proper agency for this was the Municipality who should build the Bamboo Bazaar and frame bye-laws for the conduct of business therein The President suggested bringing the business under the purview of the Regulated Market Act whereby the business could be managed and controlled through a statutory body partly composed of the traders and consumers as well as of Government Officers concerned with its proper working with the advantage of financial assistance in the form of advance from Government Mr Narasinga Rao considered that the suggestion would introduce unnecessary complications and that a simpler procedure would be enough Mr K Subba Rao Municipal Commissioner thought that the simplest way of securing the object would be to regulate the business framed under the Municipal Act on the lines more or less of draft rules prepared by Dr Koenigsberger Mr Gopalaswami Iyengar summing up the discussion stated that of the three methods proposed viz (1) Regulated Market, (2) Municipal ownership and control and (3) Municipal control without ownership, the last being the simplest might be adopted This was generally agreed to

7 As measures for the prevention of such accidents in future, the President suggested the desirability of examining the Officers in charge of the City and C & M station Fire Brigades and the Executive Engineer, Water Supply Division This suggestion was accepted

The next meeting of the Committee is to be on 9-4-45 at 9-30 a m

Sd/- N Seshava Rao
for Collector & President

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Proceedings of the third sitting of the Bamboo Bazaar Accidental Enquiry Committee held on 9th April 1945

All the members were present

Mr Robinson, Officer in charge of the C & M Station Fire Brigade was first examined by the Committee with regard to more effective arrangements for fire-fighting in the Bamboo Bazaar area. He was of opinion that a separate main of not less than 9 inches reserved exclusively for fire-fighting was an absolute necessity and he also recommended the construction of under-ground tanks capable of holding not less than 300-500 gallons of water connected to the pumps. He thought that for the Bamboo Bazaar of this size there should be two static surface tanks at either end of the area each capable of holding of one lakh of gallons of water similar to the one in the C & M station, the location of these tanks being at least 100 feet away from the Bazaar. With regard to the plan of blocks of Fire Proof Units prepared by Dr Rosenberger, Mr Robinson advised that there must be sufficient fire breaks in between them. His opinion was that each block should have not more than 4 units with a fire-break of 20 yards between one block and another and that on the other hand, if it is to be open bazaar as at present, the blocks should be 70 yards apart. Considering the prevailing direction of the winds in Bangalore Mr Robinson advised that the lines of the Bazaar should be North and South and not East and West, with a view to minimize the chances of rapid spread of fire. Asked if compound walls between one block and another would afford any protection against fire, Mr Robinson replied that the protection given by compound walls is in the case of highly inflammable stuff like Bamboo rather limited. Summing up he gave it as his opinion that in re-construction the Bamboo Bazaar each block should have not more than 4 buildings and if the stock-in-trade is to be allowed to left in the open at least 70 yards should be left open between any two blocks but this could be reduced to 15-20-yards if the stuff is to be stored inside buildings. Questioned by the President regarding the necessity to supplement the regular Fire arrangements by first aid Fire-Fighting, Mr Robinson said that it is very important to prescribe the use for each unit or other approved fire-fighting apparatus. Mr Gopalas and Iyengar enquired whether for a big city like Bangalore the present Fire Brigade equipment and personnel could be considered adequate, Mr Robinson replied in the affirmative. As regards the minimum equipment Mr Robinson stated that 4000 feet of hose lengths with 50% in reserve would be adequate for one pump. Regarding training, practice for the Fire Brigade personnel Mr Robinson advised fire exercises being given in the various parts of the city and also practice in relays. Asked about the efficacy of sub-soil wells for fire fighting purposes, Mr Robinson replied that he would not advise any dependence on them during a fire, the most important consideration being the availability of sufficient volume of water ready to hand. He disabused the opinion that pressure was unimportant in the mains and stressed the necessity for having sufficient volume of water to feed all the pumps continuously for which he felt the arrangements suggested by him of an independent main and surface sumps would be the best. Mr Robinson deprecated the demolition of buildings either those on fire-close to them in view of the great danger of fire spreading further and the ensuing confusions rendering it difficult for the fire parties to carry out their maximum duties.

Mr C Narayana Rao, Inspector General of Police was next examined. He stated that he had seen three fires in the Bamboo Bazaar and that in his opinion the main difficulty felt was inadequate supply of water. He stated that Mr C N Shama Rao, Executive Engineer, Water Supply Division had worked out a plan of an independent main the execution of which should no longer be deferred but should be put into effect at once. He considered that the existing mechanical equipment and personnel of the city Fire Brigade to be quite adequate and added that at present hose length of 3000 feet is in use and 2000 feet in reserve with another 2000 in stock. He also informed the Committee that answer has been placed for an additional length of 5000 feet of hose and explained that the complaint of lack of sufficient hose length is unfounded, the real difficulty being not this but one of sufficient supply of water. Asked if a system of automatic warning in case of fire is not necessary, Mr Narayana Rao said that it would be desirable so [illegible]

have it and that the su_gestion of a special set of warning bells at the Fire station connected to the Bamboo Bazaar will be borne in mind With re_ard to the su_gestion by the President for establishin_ a sub-fire station for a special locality like Bamboo Bazaar, Mr.Narayana Rao thou_ht that there are disadvanta_es in dispersin_ the existing personnel equipment of the Fire Bri_ade Mr Gopalaswami Iyen_ar enquired if it is true that there is only one lorry for carrying hose pipes Mr Babu Reddy replied that in addition to the lorry there was also a v an and car maintained for this purpose To the question put up by Mr Narasin_a Rao whether there was any need for au_mentin_ the present fire Bri_ade staff Mr Narayana Rao informedthe Committee that proposals had b en sent up by him to place the city Fire Brigade under a ssistant Superin endent of Police and also to increase the number of Inspectors He said that at present there is no need for any further au_mentation of the staff To the point raised by the President as to the existence of coordination be^ween the City and C & M Station Fire Brigade, Mr S Narayan Rao replied that a plan of coordination h a been evolved between the two or_a-nisations at a recent meetingxmfwith the Officers of the C & M st tion at the requestofthe P residant o Mr Narayana Rao promised to furnish a copy of the scheme for the information of the Committee To the question by Mr Gopalaswami Iyen_ar as to whether there was any coordination with the H & F and the Government Electric Factory in this behalf, Mr Narayana Rao replied as a matter of fact that fire pumps belon_in_ to various or_anisations act in close collaboration with the Officer in char_e of the City Fire Bri_ade on all occasions

Mr Babu Reddy Superintendent of Police,Provisional Reserve Police in charge of the City Fire Bri_ade was examined next He stated that he _enerally a_reed with th views of Mr Robinson on sal matters except with re_ard to the efficacy of sub soil wells - two o which in the _roups adjoining the Bamboo Bazaar he found to be of very _reat help during xxxxxxxxxxxxxxxxxxxxxxxxxxxxxx recent fire qu stioned by Dr Subba Rao whether it is desirable to reserve these wells Mr Reddy replied that it will be very useful to do so Mr Narasin_a Rao wanted ttoknow how the stren_th of the City Fire Bri_ade compared with that of the C & M station, Mr Babu Reddyreplied that the to^al equipm ent and personnel of the C & M station was about half of that in the city besides there bein_ a reserve force of 200 persons in the F R P to take up work in an emer_ency He added that the present equipmen^ of 8 units consisting of 6 trailors and 2 tankers is quite enough for all practical purposes for Bangalore City Mr Reddy explained that it would _reatly help him if the Dennis Fire En_ine in the Mysore Railway yard is _iven over or at least lent to the Ban_alore City Fir Bri_ade in exch n_e for one of the trailor pumps belon_in_ to the latter He explained that rail ay fire en_ine bein_ mounted on the vehicle could be moved more quickly to any part of the city than trailor pumps which could not be taken at more than 20 miles per hour and heconsidered that speed bein_ essential in an emer_ency, th Fire En_ine in question would be more useful at a big city like Bangalore than in a confined space of a r ilway yard Questioned r _ardin_ Fire Insurance, Mr Reddy informed the Committee that in other places like Madras and Bombay Fire Insurance Compan s contributed half orsome percent_e of th premia for the upkeep of Fire Bri_ades and said that in his opinion it was necessary to introduce this p ractice in Ban_alore provided adequate supply of water is assured for Fire Fi_htin_ purposes This method he said would r nder Fire-Fi_htin_ arran_ements financially self supportin_ and would help to expand its usefulness The President enquired if it was a fact th t Fire Insurance Companies refused to insure the buildin_s in the Bamboo Bazaar Mr Jaffar Khan informed the Committe t at when th merchants approached the Insu ance Companies all sorts of conditions were prescribed and that the proposal did not ma^erialise Mr Gopalaswami Iyen_ar su_ested that Fire Insurance work might be taken by Govern ent Dr K Subba Rao supported the view and added that provision should be made for the payment of contribution by Insurance Companies in the proportion of the premia earned by the companies i n Mysore Dr Joseni_ber_er said that such a step is veryd_sirable Asked by Mr K Subba Rao whether the City Fire Bri_ade could be handed over to the Municipal control, Mr Reddy said that it could be done provided the staff can be kept under proper discipline The President requested Mr Reddy

Mr Reddy to furnish a note regarding the present organisation of the City Fire Brigade with details as to supervision, equipment personnel cost etc, for the information of the Committee which may be necessary hereafter.

The meeting was adjourned to tomorrow at 2 P.M.

Sd/- M. Ramachandra Rao
Deputy Commissioner &
Secretary, Enquiry Committee
Bangalore

Copy
N. Mallappa

Proceedings of the Bamboo Bazaar Fire Accident Enquiry Committee held on 10th April 1945

- oOo -

Present - All the members

The Joint note furnished by Dr Koegnigsberger and Mr Y Ramaswami was taken into consideration Mr K Subba Rao wanted to know the extent of the land required and the cost of acquisition, lay out etc , involved Dr Koegnigsberger suggested 20'x40' with an office room of 20'x10' as the size of a retail shop On this basis, the cost of acquisition per site would be Rs 1,350/- at Rs 10/- per square yard and the cost of construction of a Unit according to the plan ~~xxx the xxxx of xxxxxxxxxxxxx~~ furnished Rs 10,000/- Thus the cost of a retail shop would be about Rs 12,000/- This is apart from the open yard to be provided to each merchant out of 44 acres required for the wholesale business in the Industrial suburb area outside the City Assuming the cost of acquisition of the extent at Rs 50,000/- and the cost of the lay-out including ~~xx~~ roads, water-supply and lighting at Rs 1 25 lakhs, the total cost involved is Rs 1 75 lakhs or roughly Rs 2,00,000/- which would be sufficient for 100 such yards The cost of each yard will thus be about Rs 2,000/- keeping its dimensions at 100'x200' with fire breaks of 200 feet between groups of 4 units

Mr K Subba Rao - The plan therefore involves a total expenditure of Rs 9/- lakhs exclusive of what the merchants have to spend This means that each merchant has to put up Rs 12,000/- for a retail shop in the City and Rs 2,000/- for a yard outside the City or Rs 14,000/- in all The question is how many of the merchants of the Bamboo Bazaar can afford it

Dr Koegnigsberger - The cost of the lay-out is only Re 1/- per square yard which is very low

Mr C N Shama Rao, Executive Engineer, Water Supply Division stated that the provision of Rs 35,000/- for the Water Supply is inadequate since the cost of a 3000 gallon capacity overhead tank and a main taken over 13 furlongs will be not less than Rs 1 75 lakhs

Dr Keognigsberger - The idea is to provide fully fire proof buildings inside the City for retail trade and open yards without such protection outside the City

Mr K Subba Rao - How many merchants could afford to incur a capital expenditure of Rs 14,000/- immediately That is the point

Mr Jaffar Khan - Only a handful

Mr Subba Rao,- Supposing the Municipality or Government constructs buildings also and lets them out to merchants at say Rs 40/- p m per unit for shops in the City

Mr Jaffar Khan - Except 2 or 3 persons the others will not be able to pay it They are now paying not more than Rs 10/- p m

Dr Koegnigsberger - In the interest of the business itself such small traders should go out

Mr K Subba Rao - According to the merchants, the scheme is not feasible That is what it comes to

Mr Narasinga Rao wanted to know the details of the sites in the existing Bamboo Bazaar It was explained that there were in all 60 sites of 30'x80' but 69 shops were located in about 44 of them the frontage as well as a good portion of the wide road was also taken up Including the

roads etc , the total area is about 5 acres The total number of 44 sites in use are owned by about persons, the remaining persons being only tenants

Dr Koegnigsberger - The sites of shop owners may be acquired and they would then be in a positionto put up buildings according to the plan in the new site out of the compensation awarded to them

Mr K Subba Rao - This only means to take away the old sites and give new ones in exchange The suggestion is not feasible since the total number of persons owning ~~the buildings are put up the~~ is only about a dozen

Dr Koegnigsberger - If the buildings are put up by the Municipality or the Trust Board and a rule is made that business is to be carried on only in such buildings then the merchants will be forced to take them up on the terms offered

Mr K Subba Rao - This is a sound idea but not practicable It involves throwing out most of the present traders while the object is to help them and set them on their feet

Dr Koegnigsberger - Could they not be compensated for the loss of their business

Mr K Subba Rao - There are serious practical difficulties in doing so

Mr Narasinga Rao - After all the total number of persons carrying on business in the Bazaar is 93 and the area now in use is 5 acres The proposal of Dr Koegnigsbergerr to acquire 44 acres outside the City and also lands in 6 places in the City seems to me out of all proportions to the present extent

Mr Gopalaswami Iyengar - There is a lot of congestion now This should berre removed

Mr Narasinga Rao - We are only creating a big problem in trying to solve another

Mr K Subba Rao - The id a is to separate the wholesale from retail business

PRFSIDLNT - We have already held this to be not possible

Mr K Subba Rao - But, hereafter retail business will be carried on under struct conditions But yet the trouble remains that it is not possible to prevent the retail business from developing insensibly into a wholesale one

Dr Koegnigsberger - I have no objection to permit wholesale business in the City so long as the stock is not in excess of the permissible capacity of the shop

Mr K Subba Rao - This would logically lead to the abolition of wholesale business

Dr Koegnigsberger - Yes, in the City

Mr K Subba Rao - There is a difficulty i e , on what principle should the merchants be dispersed in different parts of the City

Dr Koegnigsberger - This could be got over by auctioning the sites.

Mr K Subba Rao - This would put the small trader under a double disadvantage as he has to pay more and also go to less remunerative areas

Mr Y Ramaswami - This could be overcome by alloting particular merchants to particular areas as is done in the Civil Supplies Department

PRESIDENT - You mean zoning up areas to merchants That is to suggest the introduction of control measures to the bamboo business

Mr K Subba Rao - This would involve compulsion

Mr Narasinga Rao - If the area of retail trade is fixed then wholesalers will be practically compelled to go outside the City

Mr K Subba Rao - Assuming all this and that merchants have sufficient resources to put up buildings, how are subsee quent alienations to be dealt with

Dr Koegnigsberger - Persons acquiring them could still continue as landlords

Mr Narasinga Rao - If the proposal to drive the whole-sale business to Magadi road the question is whether retail business in the City should be in one place or should be dispersed

Dr Koegnigsberger - The object of dispersal is not in the intersts of merchants but of the public with a view to afford all facilities to them to buy their requirements with-out undue inconvenience

Mr Gopalaswami Iyengar - The question is where in the best interests of the City the Bamboo Bazaar should be shifted and not which site is more advantageous to merchants

Mr K Subba Rao - As long as the Bamboo Bazaar is in the City limits, pucca fire fighting arrangements are absolutely necessary and that means that Mr C N Shama Rao's scheme costing Rs 4,00,000/- has to be put through That is the reason for proposing the shifting of the bamboo trade outside the City In places, where retail trade is permitted in the City, all precuations for fire-fighting should be taken even if the buildings are fire-proof

Dr Koegnigsberger - Under the plan, even if a fire should occur the damage will be limited to particular groups or units only

Mr K Subba Rao - The trouble is lack of sufficient space The six places selected by Dr Koegnigsberger and Mr Y Ramaswami are perhaps the only places left in the City which could be thought of without trenching upon build-inge sites or parks or greatly putting up the cost acquisi-tion

Mr Narasinga Rao - Bamboo is really not a commodity required every day by the people Why not have one place for the retail trade in the City instead of dispersing it It really serves no purpose

Mr K Subba Rao - There is plenty of force in this argument If a spot far from the City is selected I see no objection - the object being only to prevent the spread of fire to the City

Dr Koegnigsberger - According to Mr Robinson's standard we require 40 acres which can't be had in the City

Mr K Subba Rao - I suggest this as a compromise, providing in the open yard without precautions to be allowed only outside the City, trading in the City being permitted only inside proper buildings I would suggest a site of 100' x 200' (with due precautions against fire)

Dr Koegnigsberger - Where is the site?

Mr K Subba Rao - I suggest the site to the east of the Lalbagh road and south of the Municipal storm water drain

Mr Y Ramaswami - It is not sewerable

Mr K Subba Rao - Portions of it are In any case it is possible to have a small disposal system

Mr Y Ramaswami - I object to the site on the ground of sanitation It is against all accepted principles

Mr K Subba Rao - This compromise may be considered by the Committee since the risk of fire spreading into the City is removed and precautions could be taken in the site for minimizing such fires as may occur

Mr Y Ramaswami - What is the cost of buildings which merchants will be expected to put up at this place?

Mr K Subba Rao - Even if the cost is not less the merchants have the advantage of a larger site immediately available About ten acres (three times the present area of the Bamboo Bazaar) is what I have in mind

Dr Koegnigsberger - What about the safety margin of 70 yards I am sure this margin will develop into a pit colony

Mr K Subba Rao - It is enough to have a 50 feet road all round and the sites may be about 100' x 50' For 70 such sites, the area required is 8 acres With roads and a half furlong open space all round the total extent may not exceed 12 acres

Dr Koegnigsberger - Assuming that so much land is available, I object to it on the ground that it would interfere with the residential portion of the City which is the mistake committed at Mysore, to rectify which it has become so difficult

PRESIDENT - Land is available as this plot measures 27 acres and it is all garden land and as you know the site is far from the residential areas Moreover, the distance of this site to the present Bamboo Bazaar is not much

Dr Koegnigsberger - It is a mile

Mr Gopalaswami Iyengar - I am opposed to any temporary arrangements Some permanent plan should be decided upon in the larger interests of the City

Dr Koegnigsberger - If the members object to the plan of dispersal on the ground of its being not in the interest of the trade, it would still be the better alternative to rebuild the bazaar in the existing place with fire proof buildings leaving those who wish to trade in the open to go outside the City

Mr K Subba Rao - This involves acquisition of the entire area of the Bamboo Bazaar and realigning it completely

Dr Koegnigsberger - It could be done by requiring the merchants to be rebuild according to the approved plan

Mr K Subba Rao - It is difficult to fit the present alignment to the new lay-out as the sites are at present of different dimensions

Dr Koegnigsberger - I quite agree It may be necessary to acquire the entire bazaar Let it be done

Then, Mr K Subba Rao - Then, why acquire such costly and valuable lands for the bamboo bazaar

Dr Koegnigsberger - It will have to be rebuilt in any case

Mr K Subba Rao - Yes, but should it become a bamboo bazaar again Why not reserve it for cloth or more better business The land is too valuable

Dr Koegnigsberger - Of the two sites in view I would prefer the existing one

Mr K Subba Rao - What about relieving the congestion in the business area in Chikpet and Dodpet in the City

Mr Gopalaswami Iyengar - I am for shifting the Bamboo Bazaar

PRESIDENT - Theee consensus of opinion of the members is, I take it, for shifting the Bamboo bazaar

Dr Koegnigsberger - Then, I advocate dispersal

Mr Narasinga Rao - What is the objection tothe site now proposed

Mr Gopalaswami Iyengar - The objections are that it is not sewerable and that it would cause congestion of traffic on the Lalbagh road

Mr K Subba Rao - Of the two sites viz , Sampangi tank atchkat and the Sunkal Farm site which is less objectionable in your opinion

Dr Koegnigsberger - The latter is no doubt less objectionable

PRESIDENT asked Messrs Jaffar Khan and Basith as to what they had to say They both stated that they preferred the Sunkal Farm site where they would do both wholesale and retail business

Dr Koegnigsberger - The suggestion is regrettable

Mr Gopalaswami Iyengar - Then, the land may not be sold to the merchants but only leased out . Only sites outside the City may be sold to them

Dr Koegnigsberger - It is unnecessary to give it in two places

PRESIDENT - That is according to your plan

Mr Narasinga Rao - The land may be leased for a certain period leaving the business to shift eventually to the Magadi road

Dr KOegnigsberger - I agree to Sunkal Farm site as a temporary measure, say for 5 years

Mr Jaffer Khan - It is not possible to put up temporary buildings at the new place as pucca buildings are needed to store timber The land may be granted to

to the merchants at upset price

Mr Narasinga Rao - We should think of giving immediate relief and leasing is enough The idea of shifting the business to Magadi road being the permanent solution, the bazaar may be continued if need be at the proposed site by a further extension of the lease period until the arrangements in the Industrial suburb are complete

Mr Jaffer Khan - Unless the merchants are given sites at upset price, they will not be able to building structures

PRESIDENT - Supposing the Municipality or the Government would build structures and given them to merchants on rent what is the objection to it? After all, a large number of merchants are only tenants now

Mr K Subba Rao - The cost of the lay-out will be Rs 1,00,000/-and the rent per site will be about Rs 5/- p m We They may if they want be permitted to put up temporary structures

Mr Jaffer Khan - We want pucca buildings for storing timber as it would otherwise get bad during rains

Mr K Subba Rao - Pucca structures are not necessary Temporary structures of mud walls and light roofing are enough against weather Not more than half a dozen merchants can afford to build pucca structures and they will not do it as this is not a permanent location Think of poorer merchants who are not in a position either to build costly structures or to pay high rents

Mr Jaffer Khan - Shifting to Magadi road is a long distance scheme It is a doubtful proposition Let us build good buildings in the new site and stay there

PRESIDENT - That may not be possible as the site is obviously intended to serve as Bazaar for a short term only

Mr Gopalaswami Iyengar formulated a number of propositions for the consideration of the Committee as follows -

1 That in the interests of the safety of the City, the Bamboo Bazaar be located in due course either in the Agrahar Hosahalli tank bed or Jodi Dasarahalli (in the New Industrial Suburb area) on the Magadi road as a permanent measure

2 That as a temporary measure, an extent of about 12 acres of land in the area to the east of the Lalbagh road and south of the Municipal storm water drain bounded on the east by the new 100 feet road and on the south by the Sunkal Farm roads be acquired by Government and laid out into Bamboo bazaar shop sites with the necessary provision and safety against fire risk

3 That Government be moved to put up shop buildings on the above named site according to a plan to be furnished by the Government Architect in consultation with the merchants of the Bamboo Bazaar and to lease the buildings to the merchants on a monthly rental of Rs 10/- and Rs 20/- in respect of small and bigger shops respectively subject to a maximum of 2½% on the capital cost for a period of 5 years in the first instance

Provided that if the Industrial Suburb is brought into existence at any time during the period of the lease Government will have the liberty to terminate the lease and shift the Bamboo Bazaar to the area to be allotted for it in the Industrial Suburb

4 That retail shops be put up in each Division of the City by the Municipality according to the actual requirements of the division and leased out preference being given to the existing traders of the Bamboo Bazaar

Mr Narasinga Rao and Dr Koegnigsberger supported the propositions Proposition 1 was unanimously accepted Proposition 2 was accepted-Mr Y Ramaswami dissenting and preferring the Sampangi tank atchkat site, in view of the Sunkal Farm site being too close to the Lalbagh main road and would inconvenience persons going to Lalbagh

The meeting was closed at 6-30 P M and adjourned to 9-30 A M on 11-4-45

(sd) N Madhava Rao,

Deputy Commr , andPresident,
Enquiry Committee

To - The Members of the Commmittee, with compliments

" Copy "

Deputy Commr , & Presidе nt
Enquiry Committee

gvm/-

Proceedings of the Bamboo Bazaar Fire Accident Enquiry Committee held on 11-4-45

- oOo -

Present - All the members

The President phoned to Mr C Abdul Jabbar, Chief Conservator of Forests and ascertained from him that if Government were to so direct, it would be possible to supply bamboos from certain places on the Rail ay line like Nanjangud and Shimoga and timber up to 6,000 to 7,000 cubic feet from the Saw Mills at Shimoga at depot rates, as a measure of relief to the merchants who had sustained loss of their stock-in-trade.

Mr Jaffer Khan - I have consulted the merchants of the Bamboo Bazaar They all want to be granted sites in the new place at upset price and are not agreeable to take them on lease

Mr K Subba Rao - Supposing the sites were leased to merchants with an assurance that when they are taken back, they will be reimbursed to the extent of the value of the buildings put up by them

Mr Jaffer Khan - Will the Government advance the money required to put up the buildings?

Mr K Subba Rao - That depends on the security offered How many of the merchants could give adequate security, hence, there is no question of loan without security

Mr Narasinga Rao - Supposing the Municipality built the buildings and rented them out

Mr Y Ramaswami - A system of progressive rents may be adopted as is done in Hyderabad to afford relief to the merchants in the earlier years

PRESIDENT - Will the Municipality be prepared to undertake the construction of the buildings?

Mr Gopalaswami Iyengar - I will have to consult the Municipal Council

Mr Narasinga Rao - If not the Municipality, Government could take it up

Mr K Subba Rao - Let us consider the cost I suggest a design of blocks of 4 units of 30' x 40' on the basis of the accommodation in the existing Bamboo Bazaar with open space in front

Dr Koegnigsberger - hy not give open space all round?

Mr K Subba Rao - It is a matter of reducing the cost

Dr Koegnigsberger - We can get prefabricated material from Bhadravathi

Mr K Subba Rao - Is it possible?

Dr Koegnigsberger - e can also use asbestos sheets

Mr K Subba Rao - Whatever your decision, the construction should be completed in 6 months at least

Dr Koenigsberger - It can be done in 2 months

Mr K Subba Rao - Even 3 months is good enough

Mr Jaffer Khan - The site proposed is too small I suggest sites of 40'x120' with 40' open in front for stocking barboos and 40 feet built up completely and 40 feet at the back

enclosed with lean to roof for stacking timber

Mr Narasinga Rao - If Government puts up the buildings, Mr Jaffer Khan's plan may not be found acceptable It is possible to building in two different sizes to suit the needs of the bigger and smaller traders

Mr K Subba Rao - There may be two different sizes of sites, one for the bigger and the other for smaller traders I suggest 40 sites of 30'x60' and 24 sites of 40'x80'

Mr Narasinga Rao - What about the types of buildings?

Mr K Subba Rao - We build according to one design Those that want may take more than one

Dr Koegnigsberger - I will fix up a suitable design in consultation with Mr Jaffer Khan

Proposition (3) moved by Mr M A Gopalas ami Iyengar was taken up for consideration -

"That Government be moved to put up shop buildings on the above-named site according to a plan to be furnished by the Government Architect in consultation with the merchants of the Bamboo Bazaar and to lease the buildings to the merchants on a monthly rental of Rs 10/- to Rs 20/- in respect of the smaller and bigger shops respectively subject to a maximum of 2½% on the capital cost for a period of 5 years in the first instance,

Provided that if the Industrial suburb is brought into existence at any time during the period of the lease, Government will have the liberty to terminate the lease and shift the Bamboo Bazaar to the area to be allotted for it in the Industrial suburb "

Mr Jaffer Khan stated that he was not agreeable to the idea of lease, that the sites should be sold to the merchants now and acquired later on if there be need He proposed that in the alternative the plan of dispersal of the business in the City may be accepted permanently

Messrs Gopalas ami Iyengar and Narasinga Rao explained the implications of the proposition Upon this, Mr Jaffer Khan came up with a modification of the proposition as follows -

"If it is not possible to grant the sites by outright sale to the merchants, they may be given sites of 120' x 40' and 120 x 20' (about 40 of each size) on lease for a period of 10 years, the rent being calculated at not more than 1% on the capital cost

Mr K Subba Rao - I consider that a rent of Rs 10/- and Rs 20/- p m not exceeding 2½% on the capital for the small and big shops respectively may be fixed for a period of 5 years in the first instance

Dr Koegnigsberger - I suggest that as a measure of relief Government build buildings at a cost of not more than Rs 5,000/- the balance if the merchants so require being put up by them, the money spent by Government on the buildings being treated as a loss, only a nominal rent to cover the ground value being levied

Mr Narasinga Rao - What about people who have not suffered loss Should they also pay the same rent?

Mr K Subba Rao - In their case, the rent may be fixed at a uniform figure of Rs 15/- to 30/- p m

Mr Y R Masvani - I have an alternative to suggest since about Rs 6,00,000/- of capital invested by Government will

be lost if the buildings are to be abandoned ultimately and as Mr Jaffer Khan is now agreeable to the idea of dispersal which sots us 6 lakhs of rupees, why not accept the joint plan of myself and Dr Koegnigsberger at the same time providing facilities for the expansion of trade in the Industrial suburb on the Magadi road Mr Basith seconded the proposal

The President pointed out that the point has already been considered in all its aspects and a certain compromise has been accepted and that there is no point in going all the way back to the point from which the discussions started

Mr Narasinga Rao wished to have it noted that in ~~he~~ his view Government should acquire the land and lease the sites whereas the tenants may be asked to put up the buildings, the value of the same being paid to them later when resuming the sites on the termination of the lease

Dr Koegnigsberger - We have now arrived at a compromise as a measure of relief which would cost Government about Rs 4½ lakhs If Government do not accept this, then I recommend the commercial proposition of dispersal of the business in about 6 places in the City

Mr Narasinga Rao - We are not meeting the point but going back

PRESIDENT in summing up the pros and cons of the proposition wnated to know if the same as amended by Messrs Jaffer Khan and Mr K Subba Rao as acceptable The proposition was accepted unanimously

Regarding proposition No 4 by Mr M A Gopalaswami Iyengar, Mr K Subba Rao pointed out that the question does not arise until the Bamboo Bazaar is shifted outside the City and that till then, the existing arrangements may be left as they are

THE PRESIDENT pointed out that the Municipality is always from upon its own initiative to open retail shops for bamboos if they choose

Mr M A Gopalaswami Iyengar - All that I wish to emphasize is the principle that the Municipal Agency is the best for undertaking the business

Mr K Subba Rao - We have found that in practice there is no distinction between wholesale and retail business

Mr Gopalaswami Iyengar - I want the Committee to accept the principle

Mr. K Subba Rao - I suggest that after the Bamboo Bazaar is shifted to the new place, trade in bamboo or same materials in any place is prohibited and that this does not preclude the Municipality from constructing fire proof shops for the retail sale of bamboo in the City at any time and to lease them out if need be

PRESIDENT - This amounts to making bamboo retail trade a Municipal monopoly

The suggestion of Mr Subba Rao was accepted

The question of affording ~~rel~~ immediate relief was next discussed

It was considered that the recommendation of the Committee that Government should acquire the land for the Bamboo Bazaar in the best locality and put up shops and lease them out to merchants at a reasonable rent and on the most favourable terms. ~~its~~ constitutes the best relief In

In addition, the Committee thought that the Forest Department may be asked to make bamboos and timber available at convenient rail heads and to supply them to the merchants who have sustained loss at depot rates, the Railway Department being asked to give them the required waggon facilities

Mr Jaffer Khan pointed out that so far as bamboo is concerned, the entire supply required by the Bamboo Bazaar is obtained in carts from Dankanikota

Dr Koegnigsberger - I suggest that a quota of timber be fixed at a certain maximum quantity If any merchant is too poor to buy the quota, he may be helped by the grant of a loan on the security of the timber

Mr Gopalaswami Iyengar - I support the proposal The quota may be fixed on the average of 3 years transactions

Mr Basith - As the question of loan is bound up in the security, I suggest the request for a gift of money

Mr Y Ramaswamy observed that the total of the entire relief in all forms asked for by the merchants themselves comes to Rs 2,50,000/- only whereas the recommendations of the Committee involves an expenditure of Rs 4,50,000/-

PRESIDENT - This shows how generous the recommendation of the Committee is

Mr Jaffer Khan - Loans may be granted to 12 merchants who have not asked for relief

Mr Narasinga Rao - I would say that generally all those who have suffered may be recommended for the grant of loans subject to the production of security, the option being left to them

PRESIDENT - On what terms?

Mr K Subba Rao - I suggest the same terms as in the case of Takavi loans up to a maximum limit of Rs 5,000/- in any case

Mr Gopalaswami Iyengar - Why not the merchants form a Co-operative Society?

PRESIDENT - Why not, indeed

Mr Jaffer Khan - It is not feasible

Regarding the request for gift of money, the Committee were not generally in favour of the idea in view of the several concessions already recommended to the merchants and they did not feel called upon to recommend it

Mr Jaffer Khan - In the case of merchants who have lost their all, timber and bamboo may be supplied at a concessional rate instead of at depot rate

PRESIDENT - Whom would you regard as a poorer merchant?

Mr Gopalaswami Iyengar - I suggest that persons with a capital of Rs 5,000/- and less may be regarded as such

PRESIDENT - There are only 7 such in the list, the remaining 33 not being eligible to the concession

Mr K Subba Rao - I suggest that these merchants be allowed the concessional rate of 75% of the Depot rate, subject to a maximum quantity of the average sale of 3 years previous or the actually quantity burnt down which is less and in the case of 35 merchants with a capital of more than

deserved to be taken up early

To avoid delay in intimating the Fire Brigade of the occurrence of a fire, it was suggested by Mr K Subba Rao that some means by which the alarm is received at the Fire Brigade Office automatically should be devised Mr K Subba Rao also stressed the importance of co-ordination action by the several fire-fighting organizations during a fire, one Officer taking command and directing the operations The President considered that practice by the Fire Brigade personnel in different parts of the City was very necessary Dr Koegnigsberger added that combined practices should be held

All the questions referred to the Committee having been discussed, the President stated that a draft report will be prepared and placed before the next meeting of the Committee for consideration

The meeting was adjourned to 9-30 A M on 14-4-45

(sd) N Madhava Rao,

Deputy Commr , & President of the Commte

To - The Members of the Committee, withcompliments

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" Copy "

N. Madhava Rao

Deputy Commr , & President
of the Committee

gvm/-

JOINT MEMORANDUM

Submitted to the Bamboo Bazaar Fire Accident Enquiry Committee by the Engineer Officer Bangalore City Improvement Trust and the Government Architect.

1. Proposals for allocation of Bazaar

Five proposals for the shifting of the bazaar have been submitted so far,viz ,(a) Sampige Tank bed, (b) Sampige Tank Atchkat,(c) South Bank of Sunkal Farm Main Drain, (d) South of junction of Mission Road and Jayachamaraja Road and (e) in the Industrial Suburb area in Magadi Road

2. O b j e c t i o n s

Proposal(a) is not feasible because the tank bed is earmarked for the Bangalore City Stadium and because it is too prominent a place for stocking of bamboos.

Proposal(b) and (c) are both suffering from the defect that the land selected cannot be sewered. Even if no quarters are allowed, the provision of lavatories is a necessity at any place where a large number of people congregate. The Bazaar should not be situated in a place where seweage is impossible and where the whole surroundings may be fouled within a short time.

Proposal(d) is a site for Government Buildings and a Church Traffic reasons also speaks strongly against the concentration of heavy cart traffic in any of the sites (b)(c) or(d).

Proposal (e) is found objectionable by the merchants because the site is too far out of town for the purpose of retail trading.

3. New Suggestion.

Under these circumstances it appears difficult to find a suitable site for the continuation of the Bazaar in its present form. The following new method is therefore recommended for the solution of the problem

Each merchant may be given two sites, a small site

for a retail shop inside the city and a large site for a storage yard in the Magadi Road area

The retail shop sites may be dispersed over the whole city areas in six groups of 12 shops each. The storage and wholesale trading yards may be grouped together in the Magadi Road area.

4. Situation and character of retail shops

The retail shops are to be small fire-proof buildings consisting of a small office and a large storage room as per attached plan The cost of each building will be about Rs.12,000/- or less.

The following six sites are suggested as suitable centres for bamboo and timber trade.

1. Malleswaram (12 shops opposite to post Office)
2. Gandhinagar(12 shops near Eswara Foundry)
3. Chamarajapet (12 shops behind new Tharagapet)
4 Basavanagudi (12 shops on the east side of East road)
5 Kalasipalyam(12 shops in present bamboo Bazaar area)
6 Ulsoorpet (12 shops behinf the Swimming Pool)

5. Situation and character of wholesale yards

In addition to the retail shop each dealer will have to acquire a wholesale trading yard on level ground in the Industrial Suburb area The site of the wholesale yards may be fixed according to requirements but should be not much less than 100' x 200' to allow a convenient disposal materials.

6. Cost of Retail shops and wholesale yards

Sites for retail shops and wholesale yards are proposed to be given to the victims of the fire at upset prices,calculated to cover the charges for acquisition and lay-out. As most of the proposed sites are municipal property or agricultural lands the cost can be expected to be moderate. In the case of wholesale yards a preliminary estimate has shown that the cost will be about Re 1/- per sq.yard.

8. Distribution of retail shops

The distribution of shops may be left to the association of bamboo merchants It will be facilitated by the fact that the price of sites will vary according to loca"ities.

9. Special Rules,

The number of Special Bye-laws required for the retail shopsw will be small consisting mainly of regulations prohibiting the stocking of material outside the shop,preventing the stocking of other materials except bamboos,thatch and timber and providing the necessary control and supervision and a few fire-fighting appliances. The bye-laws for thw hole storage yards may roughly follow the suggestion made in Government Architect's Memorandum prepared after the Fire of February 10th, 1944.

Sd/-Y Ramaswami
Sd/-Dr Koegnigsberger

7-4-45

Copy

N Ramaswamy

Deputy Commissioner,
Bangalore District

Office of the
Government Architect in Mysore,
Bangalore, dated May 1944.

Demi official memorandum.

Regarding proposals for the protection of the Bamboo Bazaar Bangalore City, against fire.

On February 10th, a fire occurred in the Bamboo Bazaar Bangalore City. Though the fighting of fire was taken in hand immediately by several trailor pumps, three sites with all buildings and with all materials which were stocked therein were burnt out entirely. The material damage is considerable. Some horses were killed, fortunately there were no other casualities.

It is however obvious that the whole of the Bamboo Bazaar and probably a good many neighbouring houses would have been destroyed if the fire had started at the eastern end or if it had occurred on a day with south-western wind.

It is therefore imperative that precaution should be taken to prevent disastrous damage through future fires in the Bamboo Bazaar area. After discussion and the inspection of the site with the municipal engineer, the Health Officer, Bangalore City Municipality and the executive engineer, Water Supply Division and in consultation with these three officers, I propose to recommend to Government two groups of precautionary measures.-

(a) The issue of special Bye-laws for the Bamboo Bazaar area and

(b) the establishment of special fire fighting system for this area.

(A) BYE-LAWS.

Byelaws for the protection of the Bamboo Bazaar can be issued by the Municipality under Section 211(1) (a) and (b) of the Mysore City Municipalities Regulation of '33 (Reg.VII of 1933) or by Government under Chapet IV, Section 36(b) of the Mysore Police Regulation 1908 (Reg. No.V of 1908)

In the following it is presumed that the byelaws will be issued by the Municipality. If however they are to be issued

issued under the Police/ct the word 'municipal engineer' in the following draft will have to be substituted by the word 'District Superintendent of Police, Bangalore'

The byelaws should cover the following points:-

(1) The area described in appendix (a) is herewith declared as Special market for trading with timber, bamboos, materials made out of bamboos, thatch and related materials and may shortly referred to as "Bamboo Bazaar"

(2) The stocking of the materials described under (1) in any quantity exceeding house-hold requirements shall not be permitted in any area outside the Bamboo Bazaar unless special sanction is obtained from the municipality. Such sanction may be given only for localities which are too far from the Bamboo Bazaar to be served from there.

(3) No other crafts, trades, factories, shops or ware-houses stables, cattle sheds and Garages, etc., are permitted in the Bamboo Bazaar.

(4) Within a belt of 50 yards width of the surrounding the area of the Bamboo Bazaar, Smithy workshops, Motor Repair Workshops, Foundaries or any other workshops or factories using fire may not be erected. Existing workshops and Factories will be served with to remove their works to other within one month from the issue of the notice.

(5) Living houses and quarters in the Bamboo Bazaar area requires a permit from the Bamboo Bazaar Inspector. Such permits are to be given only for owner or their employees and hereditary tenants.

Inspector" with the qualification of may of a P.W.D. Overseer may be entrusted his duties and

test.
and must be
any hour

Bazaar area For this purpose he must have access to all compounds and buildings in the area at any time.

(d) He is responsible for the cleaning and clearing of roads in the Bazaar.

(e) He is responsible for the control of living quarters in the Bazaar (vide para 5 above)

(f) He is in charge of the bamboo bazaar Special Fire Service and all appliances belonging to it.

(7) Licenses for the trading in timber, bamboo, materials made out of bamboo, thatch and related materials in a compound belonging to an applicant respectively leased by him for the purpose of his business may be issued against a fee of Rs.25/- per year subject to the following conditions:-

(a) No building with thatched roofing or with walls of thatch, Tatty or matting or any easily inflammable materials may be permitted in the bazaar area.

(b) All other Municipal Building byelaws apply as usual.

(c) Every occupant of a site in the bamboo bazaar area must erect a compound wall of 8' high and 1½ feet thickness in the rear of his compound and along the ~~whole~~ length of the right side (from the compound as from the road) In case ~~of~~ compounds, such ~~walls~~ have to be erected also along the left compound boundary.

(d) No door or window openings may be permitted in these walls except one door opening into the conservancy lane in the rear. This door is compulsory for every compound.

(e) Buildings and other structures should be constructed of fire resisting materials.

(8) The Municipal ~~Commissioner~~ ounds and the road year and per

margin at both sides of the Municipal plot.

(c) No other structures are permitted within the demarcated area.

(d) All timber must be stocked inside the compound while the front portion is to be used only for bamboos and thatch.

(9) The fee for the trading license as well as the cost of leasing municipal land may be reduced to 1/3rd of the rates fixed in section (7) of these rules in case of merchants whose property is fully insured against damage by fire with a recognised Insurance Company.

(10) The road in the Bamboo Bazaar area must be kept free from material of any kind.

The Bamboo Bazaar Inspector has the right to issue written notices of two hours for the removal of any materials found in the public road to the occupants of sites in front of which the material is found. If his notices are not complied with or if the owner of the material cannot be ascertained the Bamboo Bazaar Inspector has the right to seize the materials and take it to the Municipal stores from where they will be auctioned, not earlier than two weeks after being seized. He may be permitted to approach the Police direct for help in case of necessity. The return of the auction must cover the expenses of removal and storing, calculated at Rs.2/- per cart load and per day, the fees of the auctioneer and ground rent at a rate of Rs. 1/- per sq. foot per day for the area and time during which the public road was obstructed by the seized materials.

(11) The Municipal Engineer has the right to sanction the expenditure to be incurred by the Bamboo Bazaar Inspector in execution of his duties up to Rs.25/- per time.

(12) Each authorised dealer in the Bamboo Bazaar has to keep at least 10 fire buckets within his premises. The buckets to be painted red, marked 'Fire' and stored or hung up at a place with easy access, and they must not be used for any other purpose

(B)

(B)

FIRE FIGHTING SYSTEM.

The proposed fire fighting system will consist of six surface wells, distributed at equal distances over the area of the whole Bamboo bazaar. The wells must be dug within the land owned by the Municipality and must be revetted cement pointing and permanently covered with slabs. The wells are to be interconnected by C.I pipes and joined to two motor pumps which are to be erected in small pump houses. The Bamboo Bazaar Inspector will be in charge of both pumps and may issue water from these pumps for the purpose of gardening and cleaning and watering of roads and compounds. It is his responsibility to see to it that this normal use from wells is restricted in such a manner that the wells will not be found depleted in case of fire.

Cost of Scheme.

(a)

1. Acquisition of ground for bamboo bazaar Inspector's Office and quarters about 1000 s. yds. at Rs.5/- per Sq. yd. Rs.5,000/-

(*) Existing old Bus Stand may be converted into office.

2. Building for Office and Quarters of Bamboo Bazaar Inspector. 3,000/-

3. Minor improvements in Bamboo Bazaar area. 1,000/-

(*) 6 @ 1000 Rs.6000

4. Cost of 6 surface wells including revetting & covering. 6,000/-

(*) Water Supply Deptt.

5. Cost of C.I. Pipe line. 4,000/-

(*) Rs.3000/-

6. Cost of two small motor pumps (including electrical motor) 3,000/-

7. Cost of two pump houses at Rs.500/- each. 1000/-

(*) Rs.1000/-

8. Unforeseen items L.S. 1000/-

Total Rs. .. 24,000/-

This amount may be sanctioned from Municipal or Government funds in the interest of public safety in Bangalore City.

(b)

RECURRING EXPENDITURE.

LIST OF SHOPS PLS AND BUILDING OBJECTED BY THE FIRE.

Sl.No.	SHOP KEEPER.	OWNER OF THE PROPERTY
1.	Aziz Basha.	1. Yusuf Sheriff & Sons, Esplanade, Ivenue Road.
2.	P. Abdul Rahiman Khan.	- do -
3.	Hussain Sab.	- do -
4.	Syed Abdul Jabbar.	- do -
5.	B.Mohammed Ibrahim.	- do -
6.	M. Ismiulla Khan.	- do -
7.	B.M. Abdul Hamid Khan.	- do -
8.	B.A.Abdulla Khan.	- do -
9.	Abdul Rahman Khan.	2. M.Pandurangia Rao, Oriental Cloth Merchant, Narasimharaja Road.
10.	C.M.Jaffer Beig.	- do -
11.	S.A.Karim & Brother.	- do -
12	P.Abdul Aziz & Sons.	- do -
13.	C.K.Akbar Khan & Sons.	- do -
14.	Hamza Ali Khan.	- do -
15.	T.M. Noor Haneef.	3. T.M. Abdul Rahiman.
16.	C.M.Jaffer Khan.	4. C.M. Jaffer Khan.
17.	C.M. Jaffer Khan.	5. Mohammedkhan. - do -
18.	C.M.Jaffer Khan.	6. Mohammedkhan' Khan. & Syed Nadha.
19.	C.M.Jaffer Khan.	7. P.Abdul Majid.
20.	P. Abdul Majid.	- do -
21.	P.Abdul Majid.	- do -
22.	B.M. Amir Khan.	8. C.M. Nadhar.
23.	M.A. Ishizan.	9. P.A. Rahiman.
24.	M. Syed Mohideen.	(6). Syed Abdul Khader,
25,	C. Akbar Khan & Sons.	-do-
26.	D.Sheik Mohideen.	-Do-
27.	P. Syed Rasool & Bros.	-Do-
28.	T.Kamal Rahman.	Do.
29.	Mohamed Mayath & Sons.	10. Mohamed Mayath.

30.	M. M. Chouse Saw Mills.	11.	M.M. Chouse
31.	C.M. Sudan Khan.	12.	C.M. Jaffer Khan & Bros.
32.	Nir Hussain	12.	C.M. Jaffer Khan & Bros.
33.	Rahman Sheriff.	13.	Arambi.
34.	K.M. Salim Khan.	14.	P. Fakir Ahmed.
35.	Mahboob Barba.	15.	M. Abdul Majid.
36.	M. Syed Nir & Bros.	16.	M. Abdul Rahim.
37.	M. Syed Khader Bros.	17.	M. Syed Khader Bros.
38.	M.M. Lathiff.	18.	M.M. Lathiff.
39.	Lalji Prasad Weaving Factory.	19.	Syed Sheriff.
40.	Mohamed Hussain.	20.	Syed Abdul Khadir.
41.	M.Abdul Sultan.	21.	M. M. Lathiff.
42.	Khader Beigh.		- do -
43	M.M. Lathiff.	22.	Khathya Bi.
44.	Syed Sultan Mohidin & Sons.	23.	Syed Sultan Mohideen & Sons.
45.	Urdu Middle School.	24.	Abdul Majid
46.	M. Syed Amir Ahmed.	25.	T. J. Thuker.
~~47.~~	~~Mohamed Khan.~~	~~26.~~	~~Mohamed Sheriff.~~
47.	M.M. Mustafa Khan.		- do-
48.	M. M. Dawood Khan.		- do-
49.	M.Kamaldeen Khan & Sons.	26.	T.Malik Sheriff.
50.	T.Malik Sheriff.		- do -
51.	T.Malik Sheriff.		- do -
52.	Syed Ali & Sons.	27.	Mohamed Khasim.
53.	Mohamed Azizulla.	28.	Mohamed Azizulla.
54.	Mohamed Sheriff.	29.	M. Amir Ahmed.
55.	M.M.Abdul Hamid Khan.		- do-
56.	M.M.Yakoobl.		- do -
57.	Akbar Sheriff.		- do -
58.	M. Abdul Jaffer.		- do -
59.	Syed Abdul Jabbar.		- do-
60.	M.M.Khasim Ali Khan.		-do -
61.	M.M.Yakoob Khan.	30.	M.M. Yakoob Khan.
62.	M. Syed Hafizulla.	31.	M. Abdul Sattar.

N 23-3-43.

T[illegible] ([illegible]).

Sl. No.	Name.	Present Address.	Dependants. Adults.	Children.	Native Place.	Family Income per day.	Where employed.
1.	Sheik Mohidin S/O Mohamed Khasim.	No 11.Collar pet.	2	1	Bangalore City.	Rs.2/-	[illegible] k in his house.
2.	Moti Khan S/O Khaja Khan s/o	Mysore Site, Jothinagar.	5	1	Kadapa.	Rs 1/-	[illegible] Worker.
3.	Mastegir s/o Raja Sab.	-do-	6	1	- do -	Rs 1-3-0	[illegible] Mot.nagar.
4.	Ahmed Sheriff S/o Buden Sab.	-do-	4	1	- do -	Rs 1/-	[illegible] Beaver.
5.	Rahim Sab.	-do-	3/	-	Bangalore City.	Rs. 3/-	[illegible] Driver.
6.	Abdul Aziz S/o Moose Khan(Karimkhan).	do	3	2	- do	0-10-0	[illegible] Hotel, Miller Site.
7.	Kunta Hussain S/o Hussain Sab.	- do	3	-	do	0-12-0	[illegible] Nagar,City Market,Rs 6
8.	Sunisami S/o Sadayan.	do	5	3	Rajamla Kuppam	Rs. 3/-	[illegible] Beaver.
9.	Muthan S/o Chinnbish	do	3	2	Somichetty	Rs. 4/-	- do -
10.	Kandaswami /o Chinnappiah	do	5	1	Ayyambadi,Vellore dist.	Rs. 4-3-0	[illegible] City municipality.
11.	Perumalsamy S/o Perumal	do	3	1	Arcotkambadi.	Rs 3/-	[illegible] Rao Bazaar.
12.	Ellamalai S/ o Kupperami	do	4	-	Arcot,North Arcot dist.	Rs.1/-	- do-
13.	Manikyam S/o Abbu.	do	5	2	Vellore.	Rs.4/-	- do-
14.	Thoppe S/o Vellu.	do	4	-	Chengi	Rs.6/-	- do-
15.	Perumal S/o Sotte.	do	6	-	North Arcot dist.	Rs. 1-3-0	- do-
16.	Ammamalai S/o Kuppusamy	do	4	3	Padagam, Vellore dist dt.	Rs 3/-	- do-
17.	Natarajan S/o Chinna Kalandu	do	5	2	Vellore	Rs- 1-3-0	[illegible] y. City Market.
18.	Jaipal S/o Muniya	do	4	-	Irinamitta Angala, Arcot dist.	Rs.2-3-0	[illegible] y. Bombay Bazaar.
19.	Perumal Naidu S/o Kamappa Naidu	do	6	1	Rajamla Kuppam, Vellore dist.	Rs 7-3-0.	- do-

64.	M.F. Zaheer.	Criminal Intelligence.
65.	Abdul Rahman Khan.	32. C. Jaffer Khan.
66.		
Item.	[illegible]	

66.	Syed Abdulla.	35. Syed Abdulla.
67.	Syed Fakrulla	36. Syed Fakrulla.
68.	[illegible]	37. Mir. A. Ali Khan.
69.	Md. Ahmed Khan.	

- do -

Copy.

d/- C. Sarkara Iyer,

City Superintendent of Police

26-5-1945.

Chinnaya s/o Boothe	Le	4	5	1	Pondicherry	Rs. 5/-	Coly, Bamboo Bazaar.
31. Appa Rao S/o Manikyam.	Alya sat site. Lothinagar.		2	2	Vakadu Chittor Dist.	Rs.1-12-0	Coolie Police English.
32. Ramaswamy S/o Rambha.	- do -		3	3	Anchanad, Salem Dist	Rs. 3/-	Silk Coly, C & A Station.
33. Chinnaswami S/o Perma	- do -		2	2	Peecha-mbadi, Vellore Dist.	Rs.1-8-0	Coolie Bamboo Bunkerley.
34. Velle S/o Pakali	- do -		4	2	Arthanavadi, Chittoor Dist.	Rs. 1-8-0	- do -
35. Muniya @ Muniswami S/o Veeran @ Velle.	- do -		5	1	Kotpad Vellore Dist.	Rs.2/-	Fish, Egmore Market
36. Arumainathan S/o Devasagayam	- do -		4	1	Septhagiriha, Salem Dist.	Rs. 6-3-0	Coolie Bamboo Bazaar.
37. Muniswamy S/o Arumainayagam alias	- do -		4	2	Kanjamalai Kottam, Salem Dist.	Rs.6-3-0	- do -
38. Punniyamma S/o	-do-		2	-	Appadi, Vellore.	Rs 2/-	Coolie Bamboo Bunkerley
39. Ayya Rao S/O Suriya Murty	-do-		3	2	Angayoor, Salem Dist.	Rs. 1-8-0	Coolie Bamboo throughout.
40. Ramaiah S/O Annamalai.	-do-		2	-	Chevvarampoondi, Salem Dist.	Rs 1-3-0	Coolie Bazaar
41. Veeran S/o Kuppa.	do-		3	1	Tiruvarangam, Salem Dist.	Rs.4-3-0	Coolie Vegetarian Hotel, Sundapeath St.
42. Thayalan S/o Solai.	-do-		3	3	Pondamalur, Salem Dist.	Rs.2-4-0	Coolie Fish Market.
43. Veeru S/o Arumugam.	-do-		4	1	Sankaravaram, Salem Dist.	Rs.1-8-0	Coolie-
44. Vedajam S/o Veeran	-do-		7	4	Chandadu, Vellore Proxy	Rs.1/-	Coolie-
45. Ratnam S/o Chellan.	-do-		6	2	Tiruvarangam, Salem Dist.	Rs.2/-	Coolie - do -
46. Pannuswami S/o Arjuna.	- do -		6	1	Appadu, Chittoor Dist.	Rs.6/-	Coolie Bamboo Bunkerley.
47. Gopal S/o Vijaya.	-do -		4	2	Veeranut muthu Mudaliar, Salem Dist.	Rs. 1-8-0	Coolie Fish Market.
48 Chinnappa S/o Muniya..	-do-		6	2	Gurimanchatty, Salem Dist.	Rs. 2-8-0	Coolie [illegible] Madras.
49. Parvathi S/o Perumal.	-do-		3	-	Rampet.	Rs. 0-8-0 Husband Military at Ootacamund and Rs 20/- per month.	
50. Muniswamy S/o Pannai.	-do-		3	1	Salem, Salem Dist.	Rs.1-8-0	Bamboo Bazaar.

Big Man

BRIEF REPORT FOR A FIRE PROTECTION SCHEME FOR BANGALORE CITY
(Old portion)

1 Congestion here is very great But no where are more than two storeys built Higher buildings should not be permitted here

2 Regarding pressure in the system, American specifications prescribe 60 lbs sq inch as minimum in least congested areas to 75 to 90 lbs sq inch in mercantile and heavy congested areas where the hydrant is actuated directly But when trailor pumps are available they prescribe 30 to 50 lbs sq inch The latter can be made available, in our system

3 Regarding the quantity they prescribe a fire flow of 12,000 gallons per minute for a City of 2 00,000 population The population in the old City proper between Cross Road, Mysore Road, Krishnarajendra Road and Municipal offices and Kempe Gowda Road and Tank Bund Road is about 1 4 lakhs as per census of 1941 For a population of 1,25,000, the specifications gives 10,000 gallons per minute But since we are having trailor pumps and pressure cannot be obtained above 30 lbs sq inch in the system and since we have only single and double storeyed buildings, the flow in gallons per minute had to be restricted Also, it is expected that fires will be localised and at least 6 streams may be applied at one localised spot in the District Subject to these limitations, the scheme may be as follows -

Six streams using our big and small trailors will give about 3600 gallons per minute on the average Three trailors of 300 gallons and 6 of the 200 gallons can operate on this arrangement or two of 500 gallons, two of 300 gallons and six of the small pumps can be operated

4 Regarding the spacing of hydrants they prescribe 300 feet apart Present flow is 5000 gallons per minute

5 This scheme cannot be considered first class from American standard when the gallons per minute in these Cities like that of Bangalore density is 150 to 200 gallons It is not possible to provide 10 000 or 12,000 gallons per minute in our system The 3 600 gallons per minute in our system The 3600 gallons per minute may be considered adequate in view also of the fact that except in Bamboo Bazaar where inflammable material was stacked in the City proper we have had rare occasions fire

6 American specifications prescribe both pumps and elevated storage as necessary

For the City the L L R of 3 M G D is a good elevated storage as they say that in 10 to 5 hours the control of fire ought to be effected and this quantity can be found from L L R at a pinch

Regarding the pumps the 4 M G D pumps at C J P may be commissioned to service either to feed L L R or to put pressure on other mains and directed to this old City

From all the above steam points, the scheme for the old City is as follows:-

1	One 18" main 10,000 long from L L R to Market near Balasipalya	1,80,000/-
2	One 12' main on either side of Cubbon Circle east and west up to United India Buildings and Woods Shed respectively 8,300 feet	1,05,600/-
3	One & 9' Main from Bank of Mysore to Majestic theatre 2,400 feet long	21,600/-
4	One 12' main from Market along Police Station Road up to Super Talkies and to portions of Arsikere, 3,200 feet long	33,400/-

5 Distance from Bank of Mysore also these Fire Mains = 4000 plus 8300 plus 2400 plus 3200 = 18,400 Spacing each hydrant at 300' apart we need 60 fire hydrants each hydrant is 6" dia with two 3' or 4" yokes for two fire hoses and also one bend and valve to a cistern below to enable pumps to act will cost about Rs 300/- 60 x 300 — 43,000/-

Total — 3,93,600/-

In round figures, it costs 4 lakhs of rupees

No charges are provided here for 12½% establishment and Tools and Plant and 2½% for audit etc If these are added, the cost will be 4 6 lakhs

If administrative sanction is communicated, immediate action will be taken to submit detailed estimates

In view, however of the fact that 3600 gallons per minute in this 18' main and branches is inadequate to the City with all its congestions and that the filtered system of B C D cannot give more, it is necessary to have recourse to wells of 20 dia , in all our valleys in B C D These may be constructed and left open The tankers or trailors will fill in to their tanks from here and come to the spot in addition to the fire hydrant system with filtered water

1	In Mysore Mall Valley	3 wells
2	In Narasimharaja Road valley	3 "
3	Behind Kempappa gardens	3 "
4	Near Binny Mills Tank	3 "

20' dia 25 59 30 deep wells 12 x Rs 4000 = Rs 48,000/-

If the Municipality can also provid pumps and pump houses and elevated tanks and a bathing and washing of cloths system in these four areas and meet the recurring expenses then they can put these wells to use for the benefit of the people releasing them for fire-fighting on emergent occasions the costs of these additions with four elevated tanks of 50,000 gallons each capacity and pump houses, quarters, washing and bathing platforms etc , will however be about 1 2 lakhs Total 1 70 lakhs

Sd/- C N Shama Rao,

Executive Engineer, Water Supply Dn ,
Bangalore

" COPY "

		(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)
Timber Merchant.	2. No 21, 3rd Cross, Toripet. 3. For 15 years past.	30 x 15		coir etc. (ii) Both.	25,000/-	4,000/-	(i) Nil. (ii) 10,000/-		By the help of Govt. Loan of [illegible] gift of Rs 4,000/- from Govt. Immediate relief and free site.
27. Syed Abdul Gaffar alias Aziz Pasha, Timber Merchant.	1. New Bamboo Bazaar. 2. No.13, Motimagar St. 3. Since 4 years	40x15	-do-	(i) -do- (ii) Both.	25,000/-	4,000/-	10,000/-		By the help of Govt Rs.5,000/- as gift and Rs 5000/- as loan Immediate relief and free site
28. B.S.Abdulla, Timber Merchant.	1. New Bamboo Bazaar. 2. No.75, Osmman Khan Rd. 3. Fore-fathers.	30x100	owner.	(i) All kinds of timber, bamboo etc. (ii) Both.	25,000/-	8,000/-	(i) 2,000/- (ii) 17,000/-		By the help of Govt. Rs.5000/- as gift and Rs 5,000/- as loan Immediate relief and free site
29. K. Khader Baig, Timber Merchant.	1. New Bamboo Bazaar. 2. - 3. For the last 15 years.	20 x 60	Tenant.	(i) Timber, mats bamboos etc. (ii) -	20,000/-	6,000/-	(ii) 14,000/-		By the help of Govt Yes 5,000/- as gift and 5,000/- as loan. Immediate relief and free site.
30. C.M. Sudan Khan, Timber Merchant.	1. New Bamboo Bazaar 2. Uppersahulli, Lalbagh Road. 3. For the past 12 years	30x50	-do-	(i) -do- (ii) Both.	40,000/-	12,000/-	(ii) 19,000/-		By the help of Government. Loan of Rs 5,000/- and gift of Rs 5000/- Immediate relief and free site.
31. H.J. Ghouse & Sons. Ghousea Saw Mills & Wood Industries	1. New Bamboo Bazaar 2. No 18, Mahomed Street, 3. For the last 20 years	50x30'	Owner.	(i) Timber and saw mills. (ii) Both.	50,000/-	25,000/-	(i) 6,000/- (ii) 18,000/-		By the help of Govt. Yes relaon of 10,000/- and free gift 5,000/-. Immediate relief, free site and machinery through industrial department.
32. Rahman Sheriff, Timber & Bamboo Merchant.	1. New Bamboo Bazaar. 2. Gollarpet. 3. For the past 30 years.	50 x 30'	-do- (in his wife's name).	(i) -do- (ii) Both.	35,000/-	10,000/-	(i) 2,000/- (ii) 25,000/-		Yes 5000/- as gift and loan of 10,000/- Immediate relief and free site.

[illegible] 2 and 4.	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)
Syed Abdul Rahman Timber Merchant.	1. New Bamboo Bazaar 2. 19, A, Krishna Mudaliar Galli. 30 x 15 & Kalasipalyam. 3. For the past 45 years.	Tenant	(i) Timber, coir, cocoanut leaves and matting. (ii) Both.	25,000/-	6,000/-	(i) 500/- (ii) 12,000/-		By the help of Govt. Yes. Loan of Rs.6,000/- and free of Rs 5000/-. Immediate relief and free site.	
34. Syed Abdul Jabbar. Timber Merchant.	1. New Bamboo Bazaar. 2. No 19, Krishna Mudali St. Kalasipalyam 3. For the past 45 years.	Tenant.	(i) -do- (ii) Both.	25,000/-	8,000/-	(i) 500/- (ii) 12,000/-	Same helpless tenant cannot rehabilitate unless Govt helps given	By the help of Govt. Loan of Rs 6,000/- and free fit of Rs 5,000/- from Government. Immediate relief and free site.	
35. K.A. Aleem Khan	1. KhM. Aleem Khan, Chikmavalli Venkappa St. 30x50' 2. Door No.9. 3. For the last 4 years.	-do-	(i) -do- (ii) both.	25,000/-	10,000/-	(i) 1,000/- (ii) 16,000/-		By the help of Govt Rs.5,000/- as gift and 5,000/- as loan in addition to a free site.	
36. M. Abdul Hamid and Sons.	1. No 16, New Bamboo Bazaaar. 40x30 2. No 25, Patnoolpet, Kalasipalyam 3. Since 6 years.	-do-	(i) Timber, bamboo etc. (ii) Both.	15,000/-	13,500/-	(i) 1,000/- (ii) 16,000/-	(Temp Shed).	Loan of Rs.10,000/- gift of Rs 5,000/- and free site.	
37 Akbar Khan & Sons.	1. New Bamboo Bazaar 15x40 2. No.17, Nanlbandwadi, 30x50' 3. Since 10 years.	-do- 2 Shops.	(i) -do- (ii) both.	50,000/-	15,000/-	(i) 500/- (ii) 25,000/-		By the help of Govt. Rs 5000/- as gift and 10,000/- as loan and a free site.	
38. B.G. Khasim Ali Khan,	1. New Bamboo Bazaar. 2 Limboji Rao St., Kalasipalyam. 20x80. 3. Forefathers.	-do-	(i) -do- (ii) Both.	20,000/-	5,000/-	(i) 900/- (ii) 8000/-		By the help of Govt. Rs.5000/- as gift, and a free site.	

(1)	2, 3 and 4	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)
Messrs. 39. Mohamed Aziaulla	1 No.14, New Bamboo Bazaar. 2.No.6, Nasiyada Masjan Ali Sub St, Jeli Mohalla. 3. Since the time of forefathers.	30x80	Owner.	Both	12,000/- to 14,000/-	6,000/-	(i)16,000/- (ii) 8,000/- to 9,000/-		By the help of Govt By relief and loan and free site.	
40 B.A.Yakub Khan & Sons. Timber Merchant	1. New Bamboo Bazaar. 2. No 4, Chelawaiya's Lane, Thiagarayapet. 3. Since our fore-fathers.	10x80'	Tenant.	Timber, bamboos, mats, cocoanuts, coir rops etc., (ii) Both.	20,000/-	4,000/-	(i) 400/- (ii) 3,000/-		By the help of Govt By 5,000/- gift and a free site	
41. T.A.Meer Hameef Timber Merchant.	1. New Bamboo Bazaar 2. No.11, Sri Jagannatharajapuram Road. 3 Since 40 years - family business	30x15'	Tenant.	(i) Timber. (ii) Both.	25,000/-	8,000/-	(i)12,000/- (ii)		By the help of Govt Loan 10,000/- Immediate relief 5,000/- I have got nothing to do business therefore, I pray for help by loan and free site	
42. B.Syed Ahideen	1. Timber Merchant, New Bamboo Bazaar 2. New Patnoolpet. Velachipalyam Extension 3. For the past many years Family business	40x15'	Tenant	(i) Jungle wood, bamboos, mats, etc (ii) Retail	18,000/-	10,000/-	(ii) 8,000/-		By the help of Govt Gift 5,000/- and Loan 5,000/- Immediate relief and free site	
43 Hamza Ali Khan	1 New Bamboo Bazaar 2. Mavalli I Cross 3 Since 5 years.	40x15	Tenant.	(i) Timber, bamboos etc, (ii) Both.	25,000/-	9,000/-	(ii)15,000/-		By the help of Government Rs 5,000/- as Gift and 5,000/- as loan and free site	

(1)	2, 3 and 4.	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)
Syed Sultan Mohideen. S/o Syed Ali. Timber Merchant.	1. New Bamboo Bazaar. 2. No.15, Kalasipalyam 3. Since 30 years.	30x100' 30x100'	Owner & tenant.	(i) Sawn timber, bamboos, mats, coir selling. (ii) both.	50,000/-	15,000/-	(i) 10,000/- (ii) 30,000/-		By the help of Government. Rs 15,000/- by gift and loan of Rs 20,000/-.	
45. Syed Hafizulla.	1. New Bamboo Bazaar. 2. Doripalya. 3. Since 15 years.	15x50'	Tenant	(i) All sorts of building materials (ii) -	13,000/-	6,000/-	7,000/-		By the help of Govt. Rs 5,000/- by gift and Rs 8,000/- as subsidy for a site.	
46. I. Abdul Sattar	1 Madani Saw Mills. 2. Narasimmaraja road 3. Since 13 years.	80x30	Owner	Timber and saw mills (ii) both	25,000/-	20,000/-	(i) 15,000/- (ii) 10,000/- 12,000/-	Timber. Saw Mills.	By the help of Govt. Loan 15,000/-. Immediate relief 5,000/- and loan by Govt.	
47. Dawood Khan	1 No 17, New Bamboo Bazaar. 2. No 2, Subhalu road, 2nd cross, Mavalli. 3. Since 10 years	40x20'	Tenant.	All sorts of building materials	20,000/-	5,000/-	(ii) 9,000/-		by the help of Government. Rs 5,000/- gift and 6,000/- loan, and free site.	
48. Jameeli Rahmon Saheb.	1. New Bamboo Bazar 2. 3rd Cross, Cubbonpet 3 Since 4 years	25x30'	-do-	Timber, Bamboo coir, mats etc. (ii) Both	24,000/-	6,000/-	(ii) 16,000/-		By help of Govt Loan 5,000/- and gift 5,000/- and free site.	
49 H Abdul Rahim	1 New Bamboo Bazaar 2. No 26, -do- 3. Since 30 years.	30x50	Owner.	(i) -do- (ii) both	30,000/-	12,000/-	(i) 15,000/- (ii) 20,000/-		By help of Govt Loan 10,000/- and gift 5,000/- My condition is miserable and request for immediate relief	

(1)	2, 3 and 4	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)
P. Ahmad Sheriff.	1. Bamboo Bazaar 2. No 44, Pattinegar, Bamboo bazaar 3. Since 20 years	15'x20'	Tenants.	(i) Timber, bamboo, matting and wood. (ii) Hotell	Rs 20,000/-	2,000/-	(i) 50/- (ii) 9,000/-	Timber business by the help of Govt	Yes Gift Rs 5,000/- and loan Rs 3000/-	A free sit
6. Hassan Sahib Maka	1. Bamboo Bazaar 2. -do- 3. Since 4 years.	40'x15'	-do-	(i) Timber, bamboos etc (ii) Both.	70000/-	10,000/-	(ii) 14,000/-	-do-	Yes. Loan from Govt. Rs 5,000/- and Gift Rs 5,000/-	-do-
7. Abdul Rahim Sahoor Timber Merchant	1. New Bamboo Bazaar. 2. No 10, Dali Mohalla 3. Since the time of fore-fathers.	10'x30'	-do-	(i) Timber, mats, bamboos etc (ii) both	20000/- a year	5,000/-	(ii) 9,000/-	-do-	-do-	-do-
8. D. Sheik Mohideen. Timber merchant	1. New Bamboo Bazaar 2. No. 10/2 Dali Mohalla Road 3. Since the time of fore-fathers.	30'x25'	-do-	(i) -do- (ii) both	60000/-	10000/-	(ii) 28,000/-	-do-	By gift 5,000/- and by loan 10,000/-	-do-
9. S.M. Abdul Hamid Khan, Timber merchant.	1. New Bamboo Bazaar 2 11 Cross, Devavalli. and two 3 For the last 10 years godowns	30 x5	-do-	(i) -do- (ii) both.	30000/-	8000/-	(i) 500/- (ii) 15,000/-	-do-	Loan of Rs 5,000/- & free gift of Rs 5000/-	Has nothing at present Prays for immediate relief and free site.
10. Mahommad Hayath, Timber Merchant.	1 No 2, Bamboo Bazaar 2. Mahommad Hayath Street. 3. Business established in 1870 but it is being run in the present premises from 1927	30'x50'	Owner.	(i) Timber. (ii) both	about 50000/-	20000/-	(i) 5000/- (ii) 5000/-	-do-	Financial assistance and premises for business if timber trade is shifted to any other locality. A loan for 10,000/- without interest and also such adequate compensation for the Govt may deem fi	

fit if necessary arrangement or

(1)	2, 3 and 4.	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)
18. [illegible] Timber merchant.	1. New Bamboo Bazaar 2. No 22A, Narasimharaja Road. 3. Since the last 60 Yrs	45 x 30	Owner	(i) Matting, Coirt and Cement Leaves (ii) Both.	30,000/-	10,000/-	(i) 2,000/- (ii) 28,000/-	Timber business by help of Govt.	Yes loan of Rs-10000/- and gift of 5,000/- from Govt., and a free site
19. B. Syed Ahmed Khan, Timber Merchant.	1. New Bamboo Bazaar 2. Dal Masjid Gulli, Pallavalayam. 3. Since 50 years	x20	-do-	(i) Timber and Rubber ii) Both.	15,000/- per year	4,000/-	8,000/-	-do-	Loan Rs 5000/- and Gift Rs 5,000/-
20. C.M.Gaffar Baig.	1. C.M. Gaffar Baig & Sons, New Bamboo Bazaar. 2. Chelika, 2nd Cross, Tyvanli. 3. Since 8 years.	40 x 15	Tenant	(i) -do- (ii) both	30,000/-	10,000/-	(ii)18,000/	-do-	-do- and a free site
21. B. Syed Ahmed & Brothers, Timber merchants.	1. New Bamboo Bazaar 2. 3rd Cross, Cubbonpet 3. Since 60 years	30 x 80	Owner	(i) -do- (ii) Both.	40,000/- [illegible]	12,000/-	(i) 2,000/- (ii)20,000/-	-do-	Loan Rs 10,000/- Gift of 10,000/- and a free site
22 B. Abdulla Khan, Timber Merchant.	1. New Bamboo Bazaar 2. No 1a, Chamarajpet 3rd Cross. 3. Family business.	0 x 15	Tenant	(i) -do- (ii) both	40,000/-	15,000/-	(ii) 18,500/-	-do-	Loan of 5,000/- and gift of 5000/- and a free site
23. S.M. Abdul Rahman Khan, Timber Merchant.	1. New Bamboo Bazaar 2. No 1a, Chamarajpet 3 Cross. 3 Family business	15 x 40	-do-	(i) -do- (ii) both	30,000/-	7,000/-	(ii) 17,000/-	-do-	Loan of 5000/- and gift of Rs 5,000/- and a free site
24 B.R Md. Ibrahim	1 New Bamboo Bazaar 2 Mill 3. About 35 years	40 x 15	-do-	(i) -do (ii) both	30,000/-	10,000/-	(ii) 10,000/-	do-	Rs 5000/- as gift and Rs.5,000/- as loan and free site.
25. K. Syed Ameer Ahmed.	1. New Bamboo Bazaar	15 x 20	-do-	(i) Sawn timber (ii) both 5,000/-			(ii) 10,000/-	-do-	Loan of Rs 5000/- an gift of Rs.5000/- and a free site

P W Genl 80]

Bangalore

PUBLIC WORKS DEPARTMENT

Details of estimate for Constructing a Building for Bamboo Shops at Bangalore (One Block of two Shops)

Item No	Description of work	No	Measurement L	B	D	Contents	Rate Rs	As	P	Total Cost Rs
1	Earthwork Excavation for foundation and filling in basement —	Middle per metre								
	Foundation	1	271'	4'	8'	321	cft	8	-	161
2	Cement Concrete for foundation	1	271'	4'	1'	1084	cft	8	-	542
3	Foundation - Size Stone in Mortar	1	271'	3½'	7'	6640	"	8	-	3320
4	Basement - Size Stone in Mortar	1	271	3	2	1626	cft	10	-	1016
	Superstructure —									
5	Burnt Brick in Mud for walls all round including central wall between the two Shops (1st Step of wall)	1	271	20	2¼	12195				
	IInd Step of wall	1	271	20	1¼	8130				
						20325				
	Deduct — Doors	2	10	16	2¼	720				
	Windows	10	3	6	2¼	405				
	Ventilators	2	4	10	2¼	180				
	Sills and Lintels (Big)	2	12	1	2¼	54				
	— do — (Small)	10	4	½	2¼	45				
						1404				
	Balance Burnt Brick in mud					18921 cft	cft	7	-	8278
6	Doors and Windows (as per deductions in item 5)					1404	cft	2	-	2808
7	Plastering all round with Chunam Mortar ¼" thick	1	256	40	(½")	102	Sqr	6	-	612
8	Flooring with 4" B S Slabs	1	62½	45	(4')	28	Sqr	50	-	1400
9	Terrace with R C C	1	64½	47½	(15')	30.7 Sqrs	"	180	-	5400
10	White washing two Coats as per plastering	1	× 256	× 40	—	102	Sqr	6	-	38
11	Parapet wall					256 Rft	Rft	2	-	512
										24087
	Miscellaneous items such as P & P charges, Temporary Establishment, Contingencies and unforeseen items Lump Sum									2913
						Grand Total Rs				27000

Carried Over

Remarks

Engineer Officer
City Improvement Trust Board
Bangalore

14.4.45 —

MKS
14-4-45

Item No		No	L	B	D	Contents	Tota
	Brought Forward						

6710
L

Petn dd 9-4-45 of
H K Ahmed & other
Bamboo Merchants,
protesting against
shifting of the Bamboo
Bazaar from its present
location etc.

If appd, this once be placed
in the file relating to the
report of the Committee
appointed to go into the
question of its shifting etc
as no separate action
is necessary

HHS
15/4

Yes for
minutes

6

OFFICE OF THE MINISTER FOR REVENUE & LAW
Dated 11-4-46

To

The Minister for Revenue and Law,
Government of Mysore Bangalore

12/41

Sir,

We the undersigned Timber Merchants of the New Bamboo Bazaar, beg to bring the following few lines to your sympathetic consideration and wait for your favourable orders -

It is learnt from Press reports and other sources that the Bangalore City Municipality have approved the shifting of the existing New Bamboo Bazaar to some other place In this connection, we understand that a memorandum has been submitted by a so-called Timber Merchants Association This Association is an unregistered body led by a few big merchants who want to monopolise the trade and representing only a section of Timber Merchants For some time past this association has been acting in a most prejudicial manner which is detrimental to a section of this trade In all its activities the association has been prompted by monopolistic motives The membership has been denied to some reputed merchants of the same trade for fear of healthy competition

In addition to all these objected places in the way of healthy competition, the Association has deliberately omitted the names of the undersigned dealers who are trading under a genuine license - in the memorandum and resolution to allot sites of new areas

We appeal to you to take note of such unethical dealings on the part of the Association and request you to include our claim for allotment of new sites in the proposed scheme

We earnestly hope that your goodself and the Government

Government will recognise our just claim in the proposed scheme and give us a full trust.

Thanking you in the meanwhile

Bangalore City,
9- April 1945

We beg to be Sir,
Respected Sir,
Your most obedient servants

a K ahmed

S M Ahmed Jaf

S.A Syed Hyder

Chenta Khanjeem

C 4054/44

7156

Mr N Madhava Rao, B A ,
Deputy Commissioner

Bangalore
26th April 45

Dear Mr Narayanaswami Naidu,

Please refer to my letter No C 4054/44-45 dated 16th April 45 enclosing the Report of the Committee on Bamboo Bazaar Fire Accident with its enclosures Mr Robinson, Officer in charge of the C & M Station Fire Brigade, who was one of the witnesses examined by the Committee on 9-4-45 has since intimated certain additions in his evidence as follows -

1	Line 9,	" Main with outlet not less than 6" scoring pumps
2	Line11	' as a alternative to special main" after surface tanks
3	Line40	" approved by C F O " after apparatus

The same may kindly be incorporated in the copy of his evidence included in the proceedings of the meeting of the Committee held on 9-4-45 which has been enclosed to the Report

Yours sincerely
N Madhava Rao

C Narayanaswami Naidu, Esq , B A , B L ,
Secretary to Government, Law Department &
Legal Remembrancer
Bangalore

Submitted The connected file is before the Minister, Revenue & Law Dept, this will be sent in continuation

Minister may be pleased to see the main file, when it is received back into office pl return here

C 4052/Lah

2o

PROCEEDINGS OF THE GOVERNMENT OF HIS HIGHNESS THE MAHARAJA OF MYSORE.

****

R e a d :-

Correspondence ending with letter No.C.4054/44-45 dated 16-4-45 from the D.C., Bangalore, re fire accident on 23-3-45 in the Bamboo Bazar, Bangalore City.

****

ORDER NO.L 12074-8 DATED 14th June 1945

- MI 192-44-8

On the afternoon of 23rd March 1945, a fire accident occurred in the Bamboo Bazar, Bangalore City. It was reported that this accident resulted in considerable loss to the dealers in bamboo In order to ascertain what relief should be provided forthwith and what steps were necessary to prevent a recurrence of such accidents in future, a small Committee of suitable officials and non-officials was constituted in G O.No.L.9804-11/MI 192-44-1 dated 31-3-45 with appropriate terms of reference, with the Deputy Commissioner, Bangalore, as its President to go into the question thoroughly and make its recommendations to Government.

The Committee reported that the fire accident referred to was the third of a series of fires occurring almost consecutively in the same locality, that the extent of damage caused on the two previous occasions — 7th July '42 and 11th February '1944 — was estimated at Rs.39,500 and Rs.55,000 - respectively, while the fire of March last was the biggest causing a total damage of about Rs.20.2 lakhs, of which the value of

REPLY
(To be written on this margin)

~~OFFICE OF THE~~
~~MINISTER FOR REVENUE AND LAW~~

~~NOTE~~

Dated 194

the buildings ~~is~~ was estimated at Rupee Two lakhs and that of the stock in trade at Rs. 18 lakhs. The Committee was of opinion that the present Bamboo Bazar ~~may~~ might be shifted to a less vulnerable area.

After a careful consideration of the question in all its aspects, Government are pleased to order as under :-

(1) The Bamboo Bazar should be shifted from its present site

(2) The new Bamboo Bazar may be located in the open site east of Lal-bagh road and south of the Municipal Drain

(3) The Government will on their own account acquire the site and provide the necessary amenities such as roads, water, drainage and lighting at a total estimated cost of Rs two lakhs

(4) The site should be demarcated into convenient plots suitably enclosed by high Compoundwalls and necessary structures ~~constructed~~ provided with provision for fire gaps between each enclosure or blocks of enclosures. This work which is estimated to cost about Rs.4 lakhs may be undertaken by the City Municipality If the Municipality has no funds, Government will be prepared to sanction to the City Municipality a loan of Rs.4 lakhs at 3 per cent interest, repayable in fifteen years.

(5) If the City Municipality has not the staff to carry out the works expeditiously, the Trust Board will take up the works and complete them on behalf of the Municipality

(6) The ownership of the land will be vested in the Municipality and it may frame suitable bye-laws to enforce better regulation of the trade in the new site

(7) Special loans will be granted in deserving cases not exceeding Rs. 5,000/- in any single case on terms and conditions more or less similar to Takavi loans.

(8) In the case of those who have lost more than 75 per cent of their stock in trade, timber other than teak, not exceeding three hundred cubic feet, and bamboos not exceeding ten cart-loads will be granted at concession rates i.e. at 75 per cent of the Forest Depot rate

(9) The structures will have to be put up by the Municipality and it cannot alienate or convert to some other purpose the site without the permission of the Government

The Municipal Commissioner, Bangalore, is requested to furnish Government with the opinion of the Municipal Council on the Scheme together with concrete proposals to give effect to the scheme as expeditiously as possible

12 6 44

SECRETARTY TO GOVERNMENT,
Law Department

To -

1 The Municipal Commissioner,
Bangalore City (Through the President).

2 " Deputy Commissioner, Bangalore District,
& President of the Committee

P.t.o.

3. The Comptroller to Government
through the Financial Secretariat:

4. " Chief Conservator of Forests.

5 " Engineer Officer, City Improvement Trust Board,

Press Table.

Copy to Forest Section:

PROCEEDINGS OF THE GOVERNMENT OF HIS HIGHNESS THE MAHARAJA OF MYSORE

R e a d

Correspondence ending with letter No C.4054/44-4 dated the 16th April 1945 from the Deputy Commissioner, Bangalore forwarding fire accident on 23rd March 1945 in the Bamboo Bazar, Bangalore City.

ORDER NO L 12074-8-MU-192-44-8

DATED, BANGALORE, THE 14TH JUNE 1945

On the afternoon of 23rd March 1945, a fire accident occurred in the Bamboo Bazar, Bangalore City. It was reported that this accident resulted in considerable loss to the dealers thereof. In order to ascertain what relief should be provided forthwith and what steps were necessary to prevent a recurrence of such accidents in future, a small Committee of suitable officials and non-officials was constituted in G O No.L 8004-11/Ml. 192-44-1, dated the 27th March 1945 with appropriate terms of reference, with the Deputy Commissioner, Bangalore, as its President to go into the question thoroughly and to make its recommendations to Government.

The Committee reported that the fire accident referred to was the third of a series of fires occurring almost consecutively in the same locality, that the extent of damage caused on the two previous occasions -- 7th July 1942 and 11th February 1944 -- was estimated at Rs.39,500/- and Rs.53,000/- respectively, while the fire March last was the biggest causing a total damage of about Rs.20. of which the value of the buildings was estimated at Rupee Two la and that of the stock-in-trade at Rs 18 lakhs The Committee was opinion that the present Bamboo Bazar might be shifted to a less vu nerable area.

After a careful consideration of the question in all its aspects, Government are pleased to order as under.--

(1) The Bamboo Bazar should be shifted from its present site.

(2) The new Bamboo Bazar may be located in the open site east of Lal-bagh road and south of the Municipal Drain.

(3) The Government will on their own account acquire the si 4
and provide the necessary amenities such as roads, wa
drainage and lighting at a total estimated cost of Rs.
two lakhs.

(4) The site should be demarcated into convenient plots suitab
enclosed by high compound walls and necessary structures
provided with provision for fire gaps between each en-
closure or blocks of enclosures This work which is
estimated to cost about Rs.4 lakhs may be undertaken by
the City Municipality If the Municipality has no funds,
Government will be prepared to sanction to the City -
Municipality a loan of Rs 4 lakhs at 3 per cent. interest,
re payable in fifteen years

(5) If the City Municipality has not the staff to carry out the
works expeditiously, the Trust Board will take up the works
and complete them on behalf of the Municipality.

(6) The ownership of the land will be vested in the Municipality
and it may frame suitable bye-laws to enforce better re-
gulation of the trade in the new site.

(7) Special loans will be granted in deserving cases not exceed-
ing Rs 5,000/- in any single case on terms and conditions
more or less similar to Takavi loans

(8) In the case of those who have lost more than 75 per cent of
their stock in trade, timber other than teak, not exceeding
three hundred cubic feet, and bamboos not exceeding ten cart-
loads will be granted at concession rates i.e. at 75 per
cent. of the Forest Depot rate.

(9) The enclosing walls for the plots, the bunks and storage sheds
for each plot will have to be provided by the Municipality.
The cost of these appurtenances and structures has been in-
cluded in the estimate of four lakhs of rupees referred to
in clause (4) above

(10) The Municipality should not alienate or convert to any other
purpose the site without the permission of the Government.

The Municipal Commissioner, Bangalore, is requested to furnish Government with the opinion of the Municipal Council on the scheme together with concrete proposals to give effect to the scheme as expeditiously as possible

for Secretary to Government,
Law Department.

To

The Municipal Commissioner, Bangalore City (through the President).
The Deputy Commissioner, Bangalore District and President of the Committee
The Comptroller to Government through Financial Secretariat
The Chief Conservator of Forests in Mysore
The Engineer Officer, City Improvement Trust Board.

PL/11 1.

GOVERNMENT OF HIS HIGHNESS THE MAHARAJA OF MYSORE

GENERAL AND REVENUE DEPARTMENTS

G O No L 12074 8—Mi 192 44 8 dated 14th June 1945

Bamboo Bazaar Fire Accident

Passes orders on the recommendation of the Committee constituted in connection with the —— in Bangalore

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READ—

Correspondence ending with letter No C 4054—44 4 dated the 16th April 1945 from the Deputy Commissioner Bangalore regarding fire accident on 23rd March 1945 in the Bamboo Bazaar Bangalore City

ORDER NO L 12074 8—MI 192 44 8, DATED BANGALORE THE 14TH JUNE 1945

On the afternoon of 23rd March 1945 a fire accident occurred in the Bamboo Bazaar, Bangalore City It was reported that this accident resulted in considerable loss to the dealers in bamboo In order to ascertain what relief should be provided forthwith and what steps were necessary to prevent a recurrence of such accidents in future, a small Committee of suitable officials and non officials was constituted in G O No L 9804 11—Mi 192 44 1, dated the 31st March 1945, with appropriate terms of reference with the Deputy Commissioner Bangalore as its President to go into the question thoroughly and to make its recommendations to Government

The Committee reported that the fire accident referred to was the third of a series of fires occurring almost consecutively in the same locality, that the extent of damage caused on the two previous occasions—7th July 1942 and 11th February 1944—was estimated at Rs 59 500 and Rs 55 000 respectively while the fire of March last was the biggest causing a total damage of about Rs 40 2 lakhs of which the value of the buildings was estimated at Rs 2 lakhs and that of the stock in trade at Rs 18 lakhs The Committee was of opinion that the present Bamboo Bazaar might be shifted to a less vulnerable area

After a careful consideration of the question in all its aspects, Government are pleased to order as under —

(1) The Bamboo Bazaar should be shifted from its present site

(2) The new Bamboo Bazaar may be located in the open site east of Lal bagh road and south of the Municipal Drain

(3) The Government will, on their own account, acquire the site and provide the necessary amenities such as roads, water, drainage and lighting at a total estimated cost of Rs 2 lakhs

(4) The site should be demarcated into convenient plots suitably enclosed by high compound walls and necessary structures provided with provision for fire gaps between each enclosure or blocks of enclosures This work which is estimated to cost about Rs 4 lakhs may be undertaken by the City Municipality If the Municipality has no funds, Government will be prepared to sanction to the City Municipality a loan of Rs 4 lakhs at 3 per cent interest, repayable in fifteen years

(5) If the City Municipality has not the staff to carry out the works expeditiously, the Trust Board will take up the works and complete them on behalf of the Municipality

(6) The ownership of the land will be vested in the Municipality and it may frame suitable bye laws to enforce better regulation of the trade in the new site

(7) Special loans will be granted in deserving cases not exceeding Rs 5,000 in any single case on terms and conditions more or less similar to Takavi loans

(8) In the case of those who have lost more than 75 per cent of their stock in trade, timber other than teak, not exceeding three hundred cubic feet, and bamboos not exceeding ten cart loads will be granted at concession rates, *i e*, at 75 per cent of the Forest Depot rate

(9) The enclosing walls for the plots, the bunks and storage sheds for each plot will have to be provided by the Municipality The cost of these appurtenances and structures has been included in the estimate of four lakhs of rupees referred to in clause (4) above

(10) The Municipality should not alienate or convert to any other purpose the site without the permission of the Government

The Municipal Commissioner, Bangalore City, is requested to furnish Government with the opinion of the Municipal Council on the scheme together with concrete proposals to give effect to the scheme as expeditiously as possible

C NARAYANASWAMY NAIDU,
Secretary to Government,
Law Department

To—The Municipal Commissioner Bangalore City (through the President)
The Deputy Commissioner Bangalore District and the President of the Committee
The Comptroller to Government through the Financial Secretariat
The Chief Conservator of Forests in Mysore
The Engineer Officer City Improvement Trust Board

Extd —B G S

W D 2492—C 1 B—350—3 7 45